File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120003226 DEEDWARR
Recvd: 01/13/12 12:34 2 pgs
Fees:13.00 Taxes:3237.50
20120113-0003773

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00

Debbie Morrow
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JANUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067.
file # 11-04297 RICE CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Andrew M. Rice and Apple Rice	Wells Fargo Bank	117-4-164.00
2709 Oakland Avenue	P.O. Box 11701	
Nashville, TN 37212	Newark, NJ 07101-4701	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GMS 2010 PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREW M. RICE , AND WIFE, APPLE RICE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2709 Oakland Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand on the 12th day of January, 2012.

GMS 2010 Properties, LLC

BY: Phillip M. Stinson, Chief Manager
Phillip M. Stinson, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Phillip M. Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Chief Manager of GMS 2010 PROPERTIES, LLC, the within named barganor, a limited liability company, and that Phillip M. Stinson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of January, 2012.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 136 on the Map of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for said County. Said Lot No. 136 fronts 50 feet on the Westerly side of Oakland Avenue and runs back between parallel lines 161.5 feet to an alley.

Being the same property conveyed to Robert Wingfield and wife, Rebecca Wingfield by Warranty Deed of Lillian Major as recorded on 09/01/1971 in Book 4533, Page 866, said Register's Office. The said Robert Wingfield (aka Robert Cam Wingfield) died on 03/31/1981 and said property vested to Rebecca Wingfield as the surviving tenant by entireties by operation of law. The said Rebecca Winfield (aka Rebecca C. Wingfield) died on 04/24/2010 and according to her Last Will and Testament dated 04/22/2010, said property was devised to her children, Robert Cam Wingfield Jr., Addie Sue Jenkins, Dorothy Jean Phillips, Oddie James, Wingfield, Margaret Ann Smith, Dwight Charles Wingfield, Patricia Abbie McCarroll and Elsie Mae Wingfield-Hurt (see Affidavit of Heirship of record in Instrument Nos. 20100528-0041503 and 20110127-0007559, said Register's Office.)

And Being the same property conveyed to GMS 2010 Properties, LLC, by deed of record in Instrument No. 20110204-0009954, said Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement Agreement recorded at Instrument No. 20110301-0016502.