BILL GARRETT, Davidson County
Trans:T20120008707 DEEDWARR
Recvd: 02/06/12 09:02 2 pgs
Fees:13.00 Taxes:925.00
20120206-0010251

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

Casey Breeding
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF FEBRUARY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04371 GMS 2 CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
GMS 2010 Properties, LLC	New Owner	117-15-156.00
1733 Hillmont Drive	2043 Hunter Wood Dr	
Nashville, TN 37215	Brentwood, TN 37027	

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,

WILSON P. BURTON, JR AND WIFE JOY K. BURTON, AS TENANTS IN COMMON (½) UNDIVIDED INTEREST AND JANELEE BURTON DOZIER AND HUSBAND DANIEL ALLEN DOZIER, AS TENANTS IN COMMON (½) UNDIVIDED INTEREST

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

GMS 2010 PROPERTIES, LLC

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 1733 Hillmont Drive, Nashville, TN 37215

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 our hand on the 1st day of February, 2012.

Wilson P. Burton, Jr

Joy K. Burton

Janelee Burton Dozier

Daniel Allen Dozier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WILSON P. BURTON, JR AND JOY K. BURTON, AND JANELEE BURTON DOZIER AND DANIEL ALLEN DOZIER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of February, 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

A tract of land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot 20, Glen Echo Subdivision as of record in Book 1424, Page 52, R.O.D.C., Tennessee, and more particularly described according to a survey made by Cummings and Binkley, Inc., Surveyor, April 15, 1976, as follows:

Beginning at an iron pin in the South margin of Hillmont Drive, said pin being approximately 964.3 feet East of the radius return of Glen Echo Road thence, East along the South margin of Hillmont Drive 85.40 feet along a curve having a radius of 1,075.00 feet to an iron pin; thence South 1° 33' 11" West 179.29 feet to an iron pin; thence, South 85° 39' 17" West 60.00 feet to a metal post; thence, North 9° 28' 02" West 185.12 feet to the point of beginning and containing 0.303 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Janelee Burton Dozier to Janelee Burton Dozier and husband, Daniel Allen Dozier, as tenants in common, all of my one-third (1/3) undivided interest as recorded on the 31st day of December, 2002 in Instrument No. 20021231-0162827; Quitclaim Deed from Wilson P. Burton, Jr. to Wilson P. Burton, Jr. and wife, Joy K. Burton, as tenants in common, all of my one-third (1/3) undivided interest as recorded on the 31st day of December, 2002 in Instrument No. 20021231-0162826; Quitclaim Deed from Mary Orlene Burton, a widow to Wilson Price Burton, Jr. and wife, Joy K. Burton, a one-sixth (1/6th) undivided interest, as tenants in common; and to JaneLee Burton Dozier and husband, Daniel Allen Dozier, a one-sixth (1/6th) undivided interest, as tenants in common as recorded on the 31st day of December, 2002 in Instrument No. 20021231-0162825; Quitclaim Deed from Mary W. Burton, Trustee of the Mary W. Burton Revocable Living Trust - 2001, dated February 21, 2001 to Mary Orlene Burton as recorded on the 31st day of December, 2002 in Instrument No. 20021231-0162824; part of Quitclaim Deed from Mary Orlene Burton, a widow to Mary W. Burton, Trustee, of the Mary W. Burton Revocable Living Trust - 2001, dated February 21, 2001 as recorded on the 4th day of May, 2001 in Instrument No. 20010504-0046453 and Warranty Deed from Wilson P. Burton and wife, Mary Orlene Burton to Wilson P. Burton, Jr., Janelee Burton Dozier and Wilson P. Burton, as tenants in common as recorded on the 9th day of June, 1976 in Deed Book 5033, Page 214 corrected in Deed Book 5401, Page 484, in the 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 GLEN ECHO SUBDIVISION, as recorded in Plat Book 1424, Page(s) 52 and Plat Book 4885, Page 154, 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. Agreement recorded in Book 5027, Page 642.

f. NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.