WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $137,500.00

Cory Brewington
AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MY COMMISSION EXPIRES JULY 3, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04359 GMS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
GMS 2010 Properties, LLC	New Owner	117-15-174.00
1727 Hillmont Drive	2043 Hunterwood 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 PRICE BURTON JR. AND WIFE JOY K. BURTON, A ONE-HALF (½) UNDIVIDED INTEREST AND JANELEE BURTON DOZIER AND HUSBAND DANIEL ALLEN DOZIER, A ONE-HALF (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 unimproved property known as 1727 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 Price Burton Jr.

Joy K. Burton

JaneLee Burton Dozier

Daniel Allen Dozier

BILL GARRETT, Davidson County
Trans:T20120008710 DEEDWARR
Recvd: 02/06/12 09:04 2 pgs
Fees:13.00 Taxes:508.75
20120206-0010253

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 PRICE 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

12-04359 GMS

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 2 according to a survey by H & H Land Surveying, Inc. as Job #94-255 and known as Glen Echo-Burton Re-Sub., a copy of which is attached hereto.

Said Lot No. 2 fronts 54.60' on the Southerly side of Hillmont Drive and runs back on the Easterly line 168.68' and on the Westerly line 161.45' to a dead line, measuring 67.21' thereon and containing 10,027.79 square feet or 0.23 +/- acres.

Being the same property conveyed by Quitclaim Deed from Mary Orlene Burton, a widow to Wilson Price Burton, Jr. and wife, Joy K. Burton, a one-half (1/2) undivided interest and to JaneLee Burton Dozier and husband, Daniel Allen Dozier, a one-half (1/2) undivided interest, as tenants in common as recorded on the 23rd day of February, 2001 in Instrument No. 20010223-0017116 and part of Warranty Deed from Willie Sanders Wood, as surviving tenant by the entirety to Wilson P. Burton and wife, Mary Orlene Burton as recorded on the 21st day of July, 1955 in Deed Book 2441, Page 527, 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, Plat Book 4885, Page 154 and Plat Book 8250, Page 351, 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.