(1)

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 $400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF APRIL, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04486 MITCHELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
William J. Mitchell and Bonnie T. Mitchell	same	104-9-85.00
3630 Richland Avenue		
Nashville, TN 37205		

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:

WILLIAM J. MITCHELL , AND WIFE, BONNIE T. MITCHELL

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 3630 Richland Avenue, Nashville, TN 37205

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 26th day of April, 2012.

BILL GARRETT, Davidson County
Trans:T20120032905 DEEDWARR
Recvd: 05/04/12 10:27 2 pgs
Fees:13.00 Taxes:1480.00
20120504-0038492

GMS 2010 Properties, LLC

BY: _____
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 themself 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 26th day of April, 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 the Westerly 35 feet of Lot No. 147 and the Easterly 15 feet of Lot No. 149 of Block No. 6 on the Plan of Richland Realty Company's Division "A", as of record in Plat Book 161, Page 151, Registers Office for Davidson County, Tennessee, said plan showing said property divided in to blocks but not showing the subdivision of blocks into small lots and more fully described according to a survey made by W. B. Southgate, Surveyor, April 12, 1906.

Said parts of Lots Nos 147 and 149 front together 50 feet on the Northerly side of Richland Avenue and runs back between parallel lines 192.5 feet to an alley.

Being the same property conveyed by Warranty Deed from Free Will Baptist Bible College to GMS 2010 Properties, LLC as recorded on the 21st day of December, 2011 in Instrument No. 20111221-0099687 and Installment Deed from Celestia M. Cook to Free Will Baptist Bible College as recorded on the 25th day of April, 1968 in Deed Book 4230, Page 280, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of 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 BLOCK NO. 6 ON THE PLAN OF RICHLAND REALTY COMPANY'S DIVISION "A", as recorded in Plat Book 161, Page(s) 151, 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. Charter of Homeowners Association recorded in Book 4852, Page 607.

f. Conveyance to Homeowners Association recorded in Book 4861, Page 613.