WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

JTG-13-3206

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
G & M Properties, LLC (NAME)	**G & M Properties, LLC** (NAME)	
2012 21st Ave. South (ADDRESS)	**2012 21st Ave. South** (ADDRESS)	**09205031400**
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**Nashville, TN 37212** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CYNTHIA CANDELARIA ORTIZ, TRUSTEE OF TSU RENOVATION TRUST, #TBS3206,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **G & M PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 AND THE EAST 19 AND A HALF FEET OF LOT NO. 50 ON THE MAP OF GEORGE E. JACKSON'S SUBDIVISION OF THE MARABLE LOT, OF RECORD IN BOOK 161, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 58 AND A HALF FEET ON THE NORTHERLY SIDE OF TORBETT, FORMERLY MURRY STREET AND RUN BACK BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF AN ALLEY, 115 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA CANDELARIA ORTIZ, TRUSTEE OF TSU RENOVATION TRUST, #TBS3206BY BY SPECIAL WARRANTY DEED AS OF RECORD IN INSTRUMENT NO. 20130320000 27487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20130022636 DEEDWARR
Recvd: 03/20/13 09:27 2 pgs
Fees:13.00 Taxes:65.49
20130320-0027488

This is
( ) unimproved
(X) improved
property known as **3206 Torbett St. Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my/our hand(s) this 14th day of March, 2013.

TSU RENOVATION TRUST, #TBS3206

as Trustee

By: **CYNTHIA CANDELARIA ORTIZ**
Its: **TRUSTEE**

ST STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of March, 2013, before me personally appeared **CYNTHIA CANDELARIA ORTIZ**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **Trustee** for **TSU RENOVATION TRUST, #TBS3206**, the within named bargainor, a Trust, and that she as such **Trustee** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of March, 2013.

Notary Public

My Commission Expires:

4-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04-17-2015

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212