WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

Nancy O. Enoch
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF MAY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES March 8, 2016

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, PLLC, 1320 Hospital Lane, G-104, Franklin, TN 37067
file # T3-C5406 LEWIS CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL 117-15.0-T
Julia B. Lewis and Edmund J. Lewis	same	001.00
1733 Hillmont Drive #A	2011 Otter Creek	
Nashville, TN 37215	Nashville TN 37215	

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:

JULIA B. LEWIS AND EDMUND J. LEWIS

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, unit A 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(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 tothe 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 22nd day of May, 2013.

BILL GARRETT, Davidson County
Trans: T20130043207 DEEDWARR
Recvd: 05/23/13 11:02 2 pgs
Fees: 13.00 Taxes: 832.50
20130523-0052233

GMS 2010 Properties, LLC

BY: _____
William J. Mitchell, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William J. Mitchell, 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 Secretary of GMS 2010 PROPERTIES, LLC, the within named barganor, a limited liability company, and that William J. Mitchell, 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 22nd day of May, 2013.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-2[illegible]-2013

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A of TRADITIONS AT HILLMONT, a Horizontal Property Regime with Private Elements described in a Declaration of Covenants, Conditions and Restrictions for Traditions at Hillmont, as shown of record in Instrument No. 20120515-0041704, amendment at Instrument No. 20130404-0033325, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to GMS 2010 Properties, LLC by Warranty Deed from Wilson P. Burton, Jr. and wife Joy K. Burton, as tenants in common (1/2) undivided interest and Janelee Burton Dozier and husband, Daniel Allen Dozier, as tenants in common (1/2) undivided interest, recorded on the 6th day of February, 2012 in Instrument No. 20120206-0010251, 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 2013 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 recorded in Plat Book 1424, Page(s) 52, Plat Book 4885, Page 154 and Plat Book 8250, Page 351 and Instrument No. 20120424-0035073, 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 and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120515-0041704 and First Amendment recorded at Instrument No. 20130404-0033325 , 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.