WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055989 DEEDWARR
Recvd: 07/02/13 08:17 2 pgs
Fees:13.00 Taxes:1387.50
20130702-0067977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

Betty Hodges
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE 2013

Pam Houser
NOTARY PUBLIC

PAM S. HOUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2016

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5522 CHOMSKY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Don B. Chomsky and Amy S. Chomsky	~~same~~ 4001 Iroquois Ave	11704013900
2707 Hawthorne Place	Nashville TN	
Nashville, TN 37212	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:

DON B. CHOMSKY, AND WIFE, AMY S. CHOMSKY

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 2707 Hawthorne Place, Nashville, TN 37212

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 June, 2013.

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 26th day of June, 2013.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

13-C5522 CHOMSKY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 14, BLOCK A, BELMONT TERRACE ANNEX NO. 3, as shown on plat of record in Plat Book 1130, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Warranty Deed from Andrew Burd, married to GMS 2010 Properties, LLC as recorded on the 7th day of August, 2012 in Instrument No. 20120807-0070418 and Warranty Deed from Eric M. McNeely, married to Andrew Burd as recorded on the 21st day of June, 2007 in Instrument No. 20070621-0074450, 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 of BELMONT TERRACE ANNEX NO. 3, as recorded in Plat Book 1130, Page(s) 24, 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. Easement for Sanitary Sewer filed in Book 3965, page 913.