WARRANTY DEED

JTG-13-5509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,495.47

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LYDIA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMAT Holdings GP	GMAT Holdings GP	
650 Wedgewood Ave.	(NAME) 650 Wedgewood Ave.	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	091-06-0-238.00
(CITY) (STATE) (ZIP)	(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 AUDREY F. SUTTON UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GMAT HOLDINGS GP, 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. 1416 AND LOT NO. 1418, BLOCK 22, ON THE PLAN OF PLAN NO. 2 OF WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOTS NOS. 1416 AND 1418 FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF LOUISIANA AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EARL C. SUTTON, AND WIFE, AUDREY F. SUTTON BY DEED FROM JESSIE F. SUTTON AND WIFE, BONNIE N. SUTTON OF RECORD IN BOOK 2747, PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 2, 1958 RECORDED ON MAY 2, 1958.
**THE SAID EARL C. SUTTON HAVING SINCE DIED ON NOVEMBER 30, 1996.

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

unimproved (X)
This is improved ( ) property, known as 5509 Louisiana Avenue, 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 10th day of September, 2013.

Audrey F. Sutton

BILL GARRETT, Davidson County
Trans:T20130079514 DEEDWARR
Recvd: 09/13/13 09:44 2 pgs
Fees:13.00 Taxes:216.43
20130913-0096690

STATE OF Tennessee
COUNTY OF Davidson

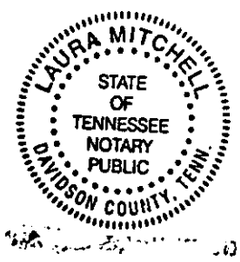
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Audrey F. Sutton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2013.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903