QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2013.

Notary Public

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

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

JTG-13-5509

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GMAT Holdings, GP (NAME)	**GMAT Holdings, GP** (NAME)	
650 Wedgewood Ave. (ADDRESS)	**650 Wedgewood Ave.** (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	**Nashville, TN 37203** (CITY) (STATE) (ZIP)	**091-06-0-238.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **GMAT HOLDINGS, GP** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **GMAT HOLDINGS, GP**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT.

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 THE WITHIN NAMED GRANTOR BY DEED AS OF RECORD IN INSTRUMENT NO. 20130913-0096690, 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:T20130079514 DEEDQC
Recvd: 09/13/13 09:44 2 pgs
Fees:12.00 Taxes:0.00
20130913-0096691

This is
(X) unimproved
( ) improved

property known as **5509 Louisiana Avenue Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **10th** day of **September, 2013.**

GMAT Holdings GP

D and J Properties, LLC
By: Jeff Gaw
Its: Member

MAGI Group, LLC
By: Sean Lewis
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of September, 2013, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of D and J Properties, LLC as Partner of GMAT Holdings GP, the within named bargainor, a General Partnership, and that he as such Member of D and J Properties, LLC as Partner of GMAT Holdings GP executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 5/20/14

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of September, 2013, before me personally appeared Sean Lewis, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of MAGI Group, LLC as Partner of GMAT Holdings GP, the within named bargainor, a General Partnership, and that he as such Member of MAGI Group, LLC as Partner of GMAT Holdings GP executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 5/20/14

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

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