THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13100178

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $92,500.00.

Affiant

Subscribed and sworn to before me, this 25th day of November, 2013.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130100842 DEEDWARR
Recvd: 12/02/13 09:56 2 pgs
Fees:13.00 Taxes:342.25
20131202-0122238

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Raven E. Vaughan 235 Timberway Dr Nashville TN 37214	New Owner GMFS,LLC 7389 Florida Blvd, Ste 200A Baton Rouge, LA 70806	Tax Parcel ID No. 108070B13700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelly German and James German, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raven E. Vaughan, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 137, as shown on the plan of Timber Lake Condominium, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Master Deed of record in Book 6549, Page 475 as clarified in Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed by Deed from Janet F. Flanagan and husband, Hollis R. Flanagan to Kelly L. Lane as recorded on the 13th day of February, 2006 in Instrument No. 20060213-0017400 and Quitclaim Deed from Kelly L. Lane, now known as Kelly German to Kelly German and James German, wife and husband as recorded on the 28th day of December, 2012 in Instrument No. 20121228-0119843, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, TIMBER LAKE, as recorded in Plat Book 6250, Page(s) 219.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TIMBER LAKE Condominium of record in Book 6549, Page 475, as amended by instrument(s) of record in Book 6561, Page 141; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 5856, Page 80.
Easement for TV Cable, recorded in Book 6587, Page 204.

Matters as shown on Plan of record in Book 5200, Page 342.

This is improved property located at 235 Timberway Dr Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2013.

Kelly German by Josh Anderson, Attorney-in-Fact

James German by Josh Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kelly German, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for James German, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014