QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140041469 DEEDQC
Recvd: 06/12/14 10:10 2 pgs
Fees:12.00 Taxes:0.00
20140612-0051209

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

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 6th DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)	**91-8-175.00**
Nashville, TN 37203 (CITY) (STATE) (ZIP)	**Nashville, TN 37203** (CITY) (STATE) (ZIP)	

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, **MAGI GROUP, LLC** 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:

Land in Davidson County, Tennessee, being Lot 11, VIEWPOINT ADDITION TO WEST NASHVILLE, as shown on plat of record in Plat Book 547, Page 65, 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 to MAGI GROUP, LLC by deed from Elmer Peach, unmarried of record in Document Number 20140331-0026449, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Elmer Peach and wife, Mary S. Peach by Installment Deed from Ellen Blanton, Trustee and Henry E. Martin, Trustee, recorded on the 23rd day of May, 1996 in Deed Book 10058, Page 962, in the Register's Office of Davidson County, Tennessee. Mary S. Peach, having since died leaving Elmer Peach the surviving tenant by the entirey. Elmer Peach and Elmer Peach, Sr. are one in the same person.

This conveyance is subject to a) 2014 property taxes and subsequent years; b) instruments of record in Plat Book 547, Page(s) 65; Book 4122, Page 666, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved

property known as: **4634 Kentucky Avenue, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 6th day of June, **2014.**

MAGI GROUP, LLC

By: Sean Lewis
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Lewis, member of MAGI GROUP, LLC, 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 6th day of June, 2014.

Notary Public

My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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