WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016 (AFFIX SEAL)

KRISTEN M. TRANI Notary Public At Large SUMNER COUNTY, TENN.

B-AH-14-5509B

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Sullivan and Bridget Gross	NEW OWNER	
(NAME)	(NAME)	**091-06-0-361.00**
5509 B Louisiana Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we **GMAT HOLDINGS, GP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY SULLIVAN AND BRIDGET GROSS** 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. 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.

Being a portion of the same property conveyed to GMAT Holdings, GP by deed from Audrey F. Sutton unmarried of record in Instrument No. 20130913-0096690 Register's Office for Davidson County, Tennessee, dated September 10, 2013 and recorded on September 13, 2013. And, being a portion of the same property conveyed to GMAT Holdings, GP by deed from GMAT Holdings, GP of record in Instrument No. 20130913-0096691 Register's Office for Davidson County, Tennessee, dated September 10, 2013 and recorded on September 13, 2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5509 B Louisiana Ave, Nashville, Tennessee 37209**.

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.

*** New owners also known as - Bridget R. Gross and Timothy W. Sullivan

BILL GARRETT, Davidson County
Trans:T20140043835 DEEDWARR
Recvd: 06/20/14 10:33 2 pgs
Fees:13.00 Taxes:1080.03
20140620-0054015

Witness my/our hand(s) this the 13th DAY OF JUNE, 2014.

GMAT Holdings, GP

D & J Properties, LLC

Jeff Gaw, Chief Manager

Magi Group, LLC

Sean Lewis, Managing Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Chief Manager of D & J Properties, LLC, Partner of GMAT Holdings, GP, the within named bargainor(s), and that he as such Chief Manager of D & J Properties, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of D & J Properties, LLC, Chief Manager of GMAT Holdings, GP by himself as Chief Manager.

Witness my hand and official seal, this the 13 day of June, 2014.

Notary Public
My Commission Expires:
(SEAL)

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Managing Member of Magi Group, LLC, Partner of GMAT Holdings, GP, the within named bargainor(s), and that he as such Managing Member of Magi Group, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of Magi Group, LLC, Managing Member of GMAT Holdings, GP by himself as Managing Member.

Witness my hand and official seal, this the 13 day of June, 2014.

Notary Public
My Commission Expires:
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066