WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053481 DEEDWARR
Recvd: 07/24/14 09:41 2 pgs
Fees:13.00 Taxes:1069.30
20140724-0065733

B-AH-14-5509A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

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. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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)
Landon Ware	NEW OWNER	
(NAME)	(NAME)	**091-06-0-238.00**
5509 A 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 **LANDON WARE,** An Unmarried Man 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 , 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 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. 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. Being a portion of 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 02, 1958 and recorded on May 02, 1958. Said Earl C. Sutton having since died on November 30, 1996.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- 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 A 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.

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

GMAT Holdings, GP
BY:

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

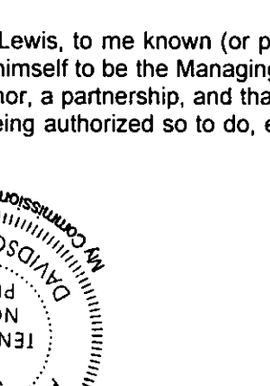
Magi Group, LLC, Partner

BY:_____
Sean Lewis, Organizing and Managing Member

STATE OF Tennessee
County OF Davidson

On this the 13th day of June, 2014, before me personally appeared Jeff Gaw, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of GMAT Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 13th day of June, 2014.



_____
Notary

My Commission Expires: 8-17-2015

STATE OF Tennessee
County OF Davidson

On this the 13th day of June, 2014, before me personally appeared Sean Lewis, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of Magi Group, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Managing Member of Magi Group, LLC, partner of GMAT Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 13th day of June, 2014.

_____
Notary

My Commission Expires: 8-17-2015

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