BILL GARRETT, Davidson County
Trans:T20140063850 DEEDWARR
Recvd: 08/28/14 09:25 2 pgs
Fees:13.00 Taxes:518.00
20140828-0078559

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $140,000.00 (One Hundred Forty Thousand).

AFFIANT

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Subscribed to and sworn before me this 25th day of August, 2014.

My Commission Expires AUG. 23, 2016

NOTARY PUBLIC MY COMMISSION EXPIRES: 8-23-16

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
GMAT Holdings, GP 650 Wedgewood Avenue Nashville, Tennessee 37203	Same as New Owner	10511025100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIRGINIA R. OAKLEY, widow**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GMAT HOLDINGS, GP**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 13 on the Plan of Vine Hill, being John W. Morton's 1st Addition, as of record in Book 161, Page 12, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Melvin C. Oakley and wife, Virginia R. Oakley by deed from Lawrence A. Lindquist, Jr., and wife, Jo-Jean Lindquist of record in Book 4982, Page 863, Register's Office for Davidson County, Tennessee.

Melvin C. Oakley having since died on March 11, 1989 per that certain Tennessee Death Certificate No. 8901180, records of the State of Tennessee. Surviving spouse, Virginia R. Oakley retains ownership of said property by joint tenants with rights of surviorship since they were married at the time of his death.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **634 BENTON AVENUE** **NASHVILLE,TN37204**

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

4 V.O.

LTSR Number:

GTE File: 2014

WITNESS, this 25th day of August, 2014

Virginia R. Oakley

Virginia R. Oakley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of August, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Virginia R. Oakley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of August, 2014.

JEFFREY M. GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: