WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-MG-14-5604

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)
GMAT Holdings, GP	New Owner	
(NAME)	(NAME)	**09110027700**
650 Wedgewood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **DAVID O. MEHRING, UNMARRIED,** 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, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Westerly part of Lot 12 on the Map of West View Heights Subdivision of Lots 6 and 12 of the B. F. Cockrill Farm, as of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated July 9, 1978, as follows:

Beginning at an iron pin in the Northwest intersection of a 15 foot alley with the North margin of Lozier Avenue; thence along the East margin of said alley North 23 deg. 26' 23" East 161.00 feet to an iron pin at the Southeast intersection of a 15 foot alley; thence along the South margin of said alley South 82 deg. 07' 49" East 49.90 feet to an iron pin in the West property line and fence of J. A. Jones, of record in Book 2498, Page 169, said Register's Office; thence leaving said alley and along the West property line and fence of said Jones, South 4 deg. 12' 18" West 140.00 feet to an iron pin in the North margin of Lozier Avenue South 89 deg. 18' 05" West 103.22 feet to the point of beginning.

Being the same property conveyed to David O. Mehring by Warranty Deed from William C. Corbin, recorded on the 2nd day of December, 1996 in Deed Book 10274, Page 842, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF WEST VIEW HEIGHTS SUBDIVISION OF LOTS NO. 6 & 12 IN SUBD. OF THE B. F. COCKRILL FARM, as recorded in Plat Book 421, Page(s) 29, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5604 Lozier Street, 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.

BILL GARRETT, Davidson County
Trans:T20140093390 DEEDWARR
Recvd: 12/15/14 09:19 2 pgs
Fees:13.00 Taxes:333.00
20141215-0114273

Witness my/our hand(s) this the 8th DAY OF DECEMBER, 2014.

David O. Mehring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID O. MEHRING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)



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