Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$160,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF ~~March~~ February, 2015.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 4/24/18
| (AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTH

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith R. Struksnes 604 Denver Drive Hermitage, TN 37076	GMFS, LLC 7389 Florida Blvd Ste 200A Baton Rouge LA 70806	075.08-0-010.00

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, we,

James Boyd McBride, II, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Judith Rae Struksnes, an unmarried woman

Hereinafter called the grantees, their heirs and assigns, a 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. 204, on the Plan of Section Four, Tulip Grove, of record in Book 4175, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Boyd McBride, II by Deed from E.W. Wilkerson, married dated May 31, 2013 of record in Instrument Number 20130611-0059172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4228, Page 457, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **604 Denver Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 27th day of ~~March~~ February, 2015.

James Boyd McBride, II

BILL GARRETT, Davidson County
Trans:T20150017989 DEEDWARR
Recvd: 03/12/15 11:00 2 pgs
Fees:13.00 Taxes:595.70
20150312-0021220

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Boyd McBride, II, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

Please record and return to:
State Title, Inc.
4334 Lebanon Pike
Hermitage, TN 37076