WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150045239 DEEDWARR
Recvd: 06/09/15 11:00 3 pgs
Fees: 18.00 Taxes: 799.20
20150609-0054028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
GMAT Holdings GP	new owner	105 11 0 117.00
(NAME)	(NAME)	
650 Wedgewood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixteen Thousand And No/100 Dollars ($216,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth E. Redmond and Joyce D. Redmond, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GMAT Holdings, GP.**, 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. 16 on the map of the Allison Subdivision, as of record in Book 547, Page 74, Registers Office for said county.

Said Lot No. 16 fronts 50 feet on the westerly side of Allison Place and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to J.E. Ellis and Wife, Mary M. Ellis by Installment Deed from General Securities Company, A Tennessee Corporation dated August 19, 1937 and recorded August 19, 1937 in Book 1006, Page 341, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kenneth E. Redmond and wife, Joyce E. Redmond by Quitclaim Deed from Mary Magdalene Ellis dated June 7, 1983 and recorded June 20, 1983 in Book 6078, Page 538, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 739, Page 339, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6078, Page 538, in the Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 1707 Allison Place, Nashville, TN 37203

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, has 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 our hands this 2nd day of June, 2015.

Kenneth E. Redmond

Joyce D. Redmond

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

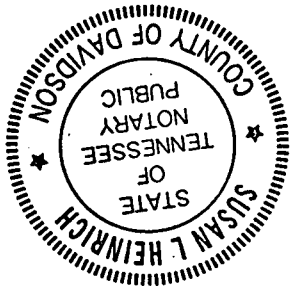
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Kenneth E. Redmond and Joyce D. Redmond,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



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