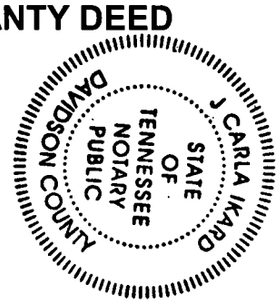
WARRANTY DEED



B-JG-15-311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

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)
Nicole Jumper	Guaranty Trust Company	
(NAME)	(NAME)	
311 35th Ave N	316 Robert Rose Drive	**092-13-0-339.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro, TN 37129	
(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 G.P., A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NICOLE JUMPER,** 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. 174 on the Plan of Map of Hortense Place of record in Plat Book 161, Page 167, 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 the same property conveyed to Earn Deen and wife, Marietta Deen by Warranty deed from Cora Pickering (holder of a life estate) and Robert L. Guye, Jr., and wife, Shirley Guye, and Norma Sharon Sullivan and husband James Sullivan (holders of the remainder in interest) of record in Book 8615, page 718, Register's Office for Davidson County, Tennessee, dated April 29, 1992 and recorded on May 01, 1992.

Being the same property conveyed to GMAT Holdings, GP by Warranty deed from Earl Deen and Marietta Deen, husband and wife of record in Instrument No. 20141003-0091618 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 03, 2014.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, 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: **311 35th Ave N , 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:T20150048678 DEEDWARR
Recvd: 06/18/15 13:28 2 pgs
Fees:13.00 Taxes:1665.00
20150618-0058311

Witness my/our hand(s) this the 5th DAY OF JUNE, 2015.

GMAT Holdings G.P., a Tennessee General Partnership

D & J Properties, LLC

Jeff Gaw, Chief Manager

Magi Group, LLC

Sean Lewis, Managing Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Chief Manager of D & J Properties, LLC, Partner of GMAT Holdings, GP, the within named bargainor(s), and that he as such Chief Manager of D & J Properties, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of D & J Properties, LLC, Chief Manager of GMAT Holdings, GP by himself as Chief Manager.

Witness my hand and official seal, this the 5th day of June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Managing Member of Magi Group, LLC, Partner of GMAT Holdings, GP, the within named bargainor(s), and that he as such Managing Member of Magi Group, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of Magi Group, LLC, Managing Member of GMAT Holdings, GP by himself as Managing Member.

Witness my hand and official seal, this the 5th day of June, 2015.

Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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