WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $321,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-16

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

~~PREPARED BY:~~ ~~RETURN TO:~~
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7677 ORTNER CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Timothy J. Ortner and Jennifer L. Ortner	New Penn Financial, LLC	13007012500
3824 Harding Place	4000 Chemical Rd Ste 200	
Nashville, TN 37215	Plymouth Metting PA 19462	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GMS 2010 PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TIMOTHY J. ORTNER, AND WIFE, JENNIFER L. ORTNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3824 Harding Place, Nashville, TN 37215

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/or 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/or 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 its hand on the 21st day of August, 2015.

BILL GARRETT, Davidson County
Trans: T20150072549 DEEDWARR
Recvd: 08/26/15 12:40 2 pgs
Fees: 13.00 Taxes: 3407.70
20150826-0086522

GMS 2010 Properties, LLC

BY: _____
Phillip M. Stinson, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Phillip M. Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Chief Manager of GMS 2010 PROPERTIES, LLC, the within named barganor, a limited liability company, and that Phillip M. Stinson, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of August, 2015.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, FINAL PLAT SUBDIVISION OF THE 3822 HARDING PLACE PROPERTY, as shown on plat of record in Instrument No. 20130515-0048982, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to GMS 2010 Properties, LLC by Warranty Deed from Dawn S. Formosa and Charles Benjamin Formosa and Nancy Elizabeth Formosa Malone, recorded on the 5th day of September, 2012 in Instrument No. 20120905-0080331, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT SUBDIVISION OF THE 3822 HARDING PLACE PROPERTY, as recorded in Instrument No. 20130515-0048982, 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).

d. 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).

e. Agreement for Dedication of Easement as set forth in instrument recorded in Book 4306, Page 178.

f. Easement for public utility purposes across the rear of said lots as shown on survey made by W. B. Southgate, Surveyor.