STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: 1/27/18
File No. G15-2409D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150074485 DEEDWARR
Recvd: 09/01/15 14:31 2 pgs
Fees:13.00 Taxes:370.00
20150901-0088843

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Veatrice S. Ward, an unmarried woman (NAME)	GMFS, LLC (NAME)	05910027900
768 Garrison Drive (STREET ADDRESS)	7389 Florida Blvd, suite 200-A (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Baton Rouge, LA 70806 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kimberly A. Laboard, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Veatrice S. Ward, 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. 27 on the plan of HAYNES MANOR, SECTION 7, as shown by plat of record in Plat Book 6250, Page 292, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kimberly A. Laboard, unmarried from Robert L. ~~Debman~~ Debnam and Patricia Debnam, husband and wife, by Deed dated January 14, 2004, as Instrument No. 20040116-0006756, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6632, page 656, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, page 292, Register's Office for Davidson County, Tennessee.
3. Water Line Easement as recorded in Book 6342, page 611, Register's Office for Davidson County, Tennessee.
4. Sewer Easement as recorded in Book 5097, page 315, Register's Office for Davidson County, Tennessee.
5. TVA Transmission Line Easement on parent tract.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 768 Garrison Drive, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 27th day of August, 2015.

Kimberly A. Laboard

August 27, 2015
Date

STATE OF South Carolina

COUNTY OF Colleton }

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

Witness my hand and official seal, this 27th day of August, 2015.

My Commission Expires Sept 2018

My Commission Expires September 10, 2018

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066