QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150093572 DEEDQC
Recvd: 11/03/15 10:37 2 pgs
Fees:12.00 Taxes:0.00
20151103-0111803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-26-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER (S)
Dale Avenue LLC	**Same**	
(NAME)	(NAME)	
650 Wedgewood Ave		**105 10 0 074.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GMAT Holdings, G.P., a Tennessee general partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dale Avenue LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its heirs and assigns, that certain tract or parcel of land in **Davidson County**, Tennessee more particularly described according to a survey by R. L. Montoya - Land Surveying, dated August 18, 1987 as follows:

Beginning on the northerly margin of Wedgewood Avenue, being 150 feet from Stewart Place; thence North 88 deg. 57 min. 09 sec. West 50 feet to a point; being the southeast corner of the property conveyed to Bond Chadwell Company, of record in Book 1165, page 526, Register's Office for said County; thence with said company's eastern boundary line north 00 deg. 17 min. 45 sec. West 803.5 feet, more or less, to the southern margin of Southgate Avenue, as widened; thence with the same South 88 deg. 56 min. 57 sec. East 50 feet; thence south 00 deg. 17 min. 45 sec. East 803.5 feet, more or less, to the northerly margin of Wedgewood Avenue, the point of beginning.

Being the same property conveyed to GMAT Holdings, G.P., a Tennessee general partnership by Special Warranty Deed from A & P Wedgewood, a Tennessee General Partnership, of record in Instrument No. 20040107-0002568, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **650 Wedgewood Ave, Nashville, Tennessee 37203**

Witness our hands this the 30th day of October, 2015.

GMAT Holdings, G.P., a Tennessee general partnership

By: D & J Properties of Tennessee, LLC, a Tennessee limited liability company, its Partner

By: _____
Jeff Gaw, its Managing Member

By: Magi Group, LLC, a Tennessee limited liability company, its Partner

By: _____
Sean Lewis, its Sole 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**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Member of D & J Properties of Tennessee, LLC, a Tennessee limited liability company, Partner of GMAT Holdings, G.P., a Tennessee general partnership, the within named bargainor, and that he, as such Managing Member of D & J Properties of Tennessee, LLC, executed the foregoing instrument for the purpose therein contained by signing the name of D & J Properties of Tennessee, LLC, Partner of GMAT Holdings, G.P., by himself as Managing Member.

Witness my hand and official seal, this the 30th day of October, 2015.

_____
Notary Public

My Commission Expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sean Lewis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Magi Group, LLC, a Tennessee limited liability company, Partner of GMAT Holdings, G.P., a Tennessee general partnership, the within named bargainor, and that he, as such Sole Member of Magi Group, LLC, executed the foregoing instrument for the purpose therein contained by signing the name of Magi Group, LLC, Partner of GMAT Holdings, G.P., by himself as Sole Member.

Witness my hand and official seal, this the 30th day of October, 2015.

_____
Notary Public

My Commission Expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212