WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150094917 DEEDWARR
Recvd: 11/06/15 13:47 2 pgs
Fees: 13.00 Taxes: 780.70
20151106-0113404

J-GMAT-15-411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
GMAT Holdings, GP	**New owner**	
(NAME)	(NAME)	**105-07-0-389.00**
650 Wedgewood Ave.		
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FAMILY TRUST SERVICES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GMAT HOLDINGS, GP,** 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. 2 and 3 on the Plan of J.C. and C. M. Ferriss Addition of Mallory of record in Plat Book 161, Page 13, 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 Alfred Moore and wife, Mildred Moore by deed from C. M. Ferriss, an unmarried man of record in Book 1041, page 91, Register's Office for Davidson County, Tennessee, dated October 12, 1937 and recorded on October 14, 1937. The said Alfred Moore having predeceased Mildred Moore, leaving Mildred Moore as tenant by the entirety. The said Mildred Moore having since died testate on February 17, 2008. Per order of Probate for Minument of Title, Docket No. 15P115, in the Seventh Circuit Court for Davidson County, Tennessee, the Last Will and Testament of Mildred Louise Moore of record in Instrument No. 20150729-0074448, Register's Office of Davidson County, Tennessee, is entered into Probate solely for the purpose of muniment of title. The Last Will and Testament of Mildred Moor herein described, names her son, Delvin Oliver Moore, as the sole beneficiary of the Estate of Mildred Moore. The said Delvin Oliver Moore having since died intestate on 10/20/2011, and per Affidavit of Heirships of record in Instrument No. 20120430-0036673 and Instrument No. 20150929-0098853, Aleathea Elaine Moore, Sheena Alicia Moore, and Serena Alaina Moore are the only heirs-at-law of Delvin Oliver Moore.

Being the same property conveyed to Family Trust Services, LLC by Deed from Aleathea Elaine Moore and Sheena Alicia Moore and Serena Alaina Moore, heirs of the Estate of Delvin Oliver Moore of record in Instrument No. 201509290098854, Register's Office for Davidson County, Tennessee, dated September 16, 2015

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 13, 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: **411 Mallory Street , Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2015.

Family Trust Services, LLC

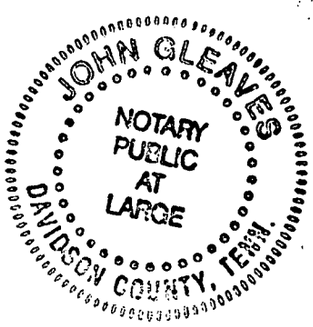
BY: _____
Darrell Mceachron
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARRELL MCEACHRON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of FAMILY TRUST SERVICES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

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

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



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