QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150095486 DEEDQC
Recvd: 11/09/15 14:49 2 pgs
Fees:12.00 Taxes:0.00
20151109-0114042

J-GMAT-15-13

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 6th DAY OF November, 2015.

Notary Public

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

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

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)
Helen R. Madden and Helen G. Madden	**Same**	
(NAME)	(NAME)	
509 Hamilton Ave		**10504040100**
(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 **Helen R. Madden and Helen G. Madden, as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **Davidson County**, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Trimble's Addition of record in Plat Book 57, Page 53, 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 a portion of the same property conveyed to GMAT Holdings, G.P., a Tennessee general partnership by Warranty Deed from Logan Alexander Parkhurst, unmarried, of record in Instrument No. 20150407-0030452, in the Register's Office for Davidson County, Tennessee. Further being a portion of the same property conveyed to GMAT Holdings, GP by Quitclaim deed from GMAT Holdings, GP of record in Instrument No. 20150908-0091171, 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 Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **13 N Hill St, Nashville, Tennessee 37210**

Witness our hands this the 16th day of November, 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 16th day of November, 2015.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19

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 ofMagi 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 16th day of November, 2015.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19

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