WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

B-GMAT-15-5508

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) **650 Wedgewood Ave.**	(NAME)	**091-06-0-264-00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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 **AUDREY F. SUTTON,** 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 Lots Nos. 1415 and 1417 of Block No. 12, on the Plan of Plan No 2 of West Nashille of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee.

Lots Nos. 1415 and 1417 front together 50 feet on the northerly side of Tennessee Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Earl C. Sutton and wife, Audrey F. Sutton by warranty deed from John Thomas Carlin and wife, Ruth Stewart Carlin of record in Book 2884, page 109, Register's Office for Davidson County, Tennessee, dated 04/04/1959 and recorded on 04/08/1959. The said Earl C. Sutton having since died.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, 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: **5508 Tennessee Avenue , Nashville, Tennessee 37209-2042**.

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.

BILL GARRETT, Davidson County
Trans:T20150103486 DEEDWARR
Recvd: 12/08/15 09:21 2 pgs
Fees:13.00 Taxes:684.50
20151208-0123307

Witness my/our hand(s) this the 4th DAY OF DECEMBER, 2015.

Audrey F. Sutton by Debra Sutton Kelley, Attorney-in-Fact
Audrey F. Sutton by Debra Sutton Kelley, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debra Sutton Kelley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AUDREY F. SUTTON, and who acknowledged he/she/they executed the same as the free act and deed of the said AUDREY F. SUTTON.

Witness my hand and official seal, this the 4th of December, 2015.

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

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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