Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1419

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF December, 2015

Notary Public
Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150108374 DEEDWARR
Recvd: 12/23/15 09:36 3 pgs
Fees:18.00 Taxes:610.50
20151223-0129082

Address of New Owner	Send Tax Bills To:	Map & Parcel
GMAT Holdings, G.P. 650 Hedgewood Avenue Nashville, TN 37203	NEW OWNER	092-13-0-221.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Crystal Perry Aldridge, Phillip H. Perry, Jr., Andrea Perry Maggart, Tammy Annette Perry Culwell, Timothy Perry, Charles D. Perry and Jessica Perry McCoy, heirs at law of Phillip H. Perry Sr., Deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GMAT Holdings, G.P.

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 the southerly 100 feet and the easterly 50 feet of the westerly 100 feet of Parcel 2, Block 27, on the Map of Charlotte Park 2nd Addition Extended as of record in Plat Book 421, Page 10, Register's Office for said County, and more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Nevada Avenue, said iron pin being located North 83 deg. 15 min. East 50 feet from the easterly margin of 39th Avenue North, running thence North 7 deg. 15 min. West 100 feet to an iron pin; thence North 83 deg. 15 min. East 50 feet to an iron pin; thence South 7 deg. 15 min. East 100 feet to an iron pin in the northerly margin of Nevada Avenue; thence with the northerly margin of Nevada Avenue, South 83 deg. 15 min. West 50 feet to the point of beginning.

BEING the same property conveyed to Phillip H. Perry, Sr. and wife, Betty M. Perry by Warranty Deed from Louise Blade, Margie Holt, Betty Perry and Jess Gower, Jr., Devisees under the Will of Jess Willard Gower, dated 6/30/00 and recorded 7/5/00 in Instrument Number 20000705-0066528, Register's Office for Davidson County, Tennessee. The said Phillip H. Perry, Sr. having since died intestate on 11/24/14, and was predeceased by Betty M. Perry who died on 04/23/13.

The Grantors herein are the heirs at law of Phillip H. Perry, Sr., deceased, who acquired title pursuant to the laws of the State of Tennessee applicable to intestate succession. Reference to Affidavit of Heirships recorded in Instrument No. 20151223-0129079 and Instrument No. 20151223-0129080, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3812 Nevada Ave., Nashville, TN 37209.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22 day of December, 2015.

Phillip H. Perry, Jr.
Phillip H. Perry, Jr.

Crystal Perry Aldridge by Phillip H. Perry Jr. AIF
Crystal Perry Aldridge
By: Phillip H. Perry, Jr., Attorney in Fact

Andrea Perry Maggart by Phillip H. Perry Jr. AIF
Andrea Perry Maggart
By: Phillip H. Perry, Jr., Attorney in Fact

Tammy Annette Perry by Phillip H. Perry Jr. AIF
Tammy Annette Perry Culwell
By: Phillip H. Perry, Jr., Attorney in Fact

Timothy Perry by Phillip H Perry Jr. AIF
Timothy Perry
By: Phillip H. Perry, Jr., Attorney in Fact

Charles D. Perry by Phillip H Perry Jr. AIF
Charles D. Perry
By: Phillip H. Perry., Jr., Attorney in Fact

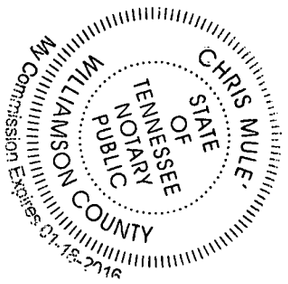
Jessica Perry McCoy by Phillip H Perry Jr. AIF
Jessica Perry McCoy
By: Phillip H. Perry, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip H. Perry, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22 day of Dec, 2015.

Notary Public



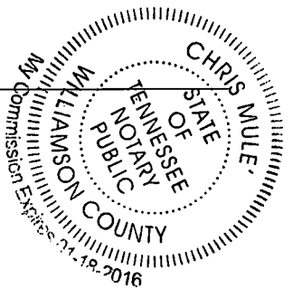
Commission Expires: 1-18-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of December, 2015, before me personally appeared Phillip H. Perry, Jr. to me known to be the person who executed the foregoing instrument on behalf of Crystal Perry Aldridge, Andrea Perry Maggart, Tammy Annette Perry Culwell, Timothy Perry, Charles D. Perry and Jessica Perry McCoy, as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Crystal Perry Aldridge, Andrea Perry Maggart, Tammy Annette Perry Culwell, Timothy Perry, Charles D. Perry and Jessica Perry McCoy.

Witness my hand and official seal at Brentwood, Tennessee, this 22 day of December, 2015

Notary Public



Commission Expires: