STATE OF Tennessee
COUNTY OF Davidson

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

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2016.

_____
Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-3536D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160016822 DEEDWARR
Recvd: 03/01/16 14:14 2 pgs
Fees:13.00 Taxes:610.50
20160301-0019521

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Turman (NAME)	GMFS, LLC (NAME)	135-14-A-113 CO
824 Rocky Mountain Parkway (STREET ADDRESS)	7389 Florida Blvd, suite 200-A (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Baton Rouge, LA 70806 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Margaret Stokes, married and Helen James, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Turman, an unmarried man** 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 Lot No. 64 on the plan of PINNACLE POINT SUBDIVISION, PHASE III, as shown by plat of record in Plat Book 6900, Page 391-393, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Margaret Stokes and Helen James, both unmarried, as joint tenants from JPMorgan Chase Bank, N.A. successor by merger with Bank One, NA, by Special Warranty Deed dated September 20, 2005, as Instrument No. 20051110-0136515, in the Register's Office for Davidson County, Tennessee.

This is not the marital homestead of the Grantor, Margaret Stokes.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 391-393, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 6405, Page 169, Book 7032, Page 730, and in Book 7067, page 959, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 7058, page 230, Register's Office for Davidson County, Tennessee.
4. Cert of Acknowledgement as recorded in Book 7065, page 959, Register's Office for Davidson County, Tennessee.
5. Conveyance to Metro as recorded in Book 7097, page 158, Register's Office for Davidson County, Tennessee.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 824 Rocky Mountain Parkway, Antioch, TN 37013.

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 do 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. Whenever 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 29th day of February, 2016.

Margaret Stokes — February 29, 2016 Date

Helen James — February 29, 2016 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Margaret Stokes and Helen James the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of February, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066