WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017521 DEEDWARR
Recvd: 03/03/16 10:52 2 pgs
Fees:13.00 Taxes:1850.00
20160303-0020368

B-MG-16-528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH 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, G.P.	NEW OWNER	
(NAME)	(NAME)	**105-07-0-283.00 & 105-07-0-284.00**
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 **VALERIE F. AUER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GMAT HOLDINGS, G.P.,** 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:

Tract 1
Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 7 and the easterly 35 feet of Lot No. 8 on the Plan of Subdivision of the Moore Tract of record in Plat Book 137, Page 91, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 7 and easterly part of Lot No. 8 front together 65 feet on the northerly side of Moore Avenue and run back between parallel lines 148 feet, more or less.

Tract 2
Land in Davidson County, Tennessee, being the westerly 65 feet of Lot No. 8 on the Plan of the subdivision of the Moore Tract of record in Plat Book 137, Page 91, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 65 feet on the northerly side of Moore Avenue and runs back between parallel lines 151 feet to the northerly line of said subdivision.

Tract 1
Being the same property conveyed to Valerie F. Auer, a single person by Quitclaim deed from Charles Auer, a single person of record in Book 8177, page 765, Register's Office for Davidson County, Tennessee, dated August 17, 1990 and recorded on August 17, 1990. Being also known as 528 Moore Avenue Nashville, TN 37203.

Tract 2
Being the same property conveyed to Valerie F. Auer by Quitclaim deed from Charles Auer of record in Instrument No. 20140718-0063943 Register's Office for Davidson County, Tennessee, dated June 9, 2014 and recorded on July 18, 2014. Being also known as 530 Moore Avenue Nashville, TN 37203.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 137, Page 91, 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: **528 Moore Ave & 530 Moore Ave, 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 29th DAY OF FEBRUARY, 2016.

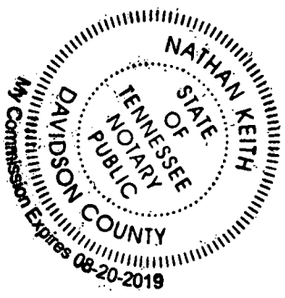
Valerie F. Auer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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