# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023724 DEEDWARR
Recvd: 03/23/16 14:26 2 pgs
Fees:13.00 Taxes:943.50
20160323-0027611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Blackacre Development Company, LLC | New Owner | |
| (NAME) Creekside Center; 465 Henslee Dr., Unit C-1 | (NAME) | 10511014800 |
| (ADDRESS) Dickson, TN 37056 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **GMAT HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLACKACRE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. Twenty-Three (23) on the Plan of Map of The Allison Subdivision of record in Plat Book 547, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot Number 23 fronts 50 feet on the Easterly side of Allison Place and runs back between Parallel lines 150 feet to an alley.**

**Being the same property conveyed by Warranty Deed from Deborah Lynn Rivers to GMAT Holdings GP, as recorded on the 2nd day of December, 2015 in Instrument No. 20151202-0121393, in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to 2016 Real Property taxes; and all matters appearing on the plan of record in Plat Book 547, Page 74, said Register's Office.**

unimproved X
This is improved _ property, known as 1706 Allison Place, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 16 day of March, 2016

GMAT HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: D & J PROPERTIES OF TENNESSEE, LLC, PARTNER

BY:_____

JEFF GAW, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jeff Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Chief Manager of D & J Properties, LLC, Manager of GMAT Holdings, GP, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager of D & J Properties, LLC, Manager of GMAT Holdings, GP, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Chief Manager of D & J Properties, LLC, Manager of GMAT Holdings, GP.

Witness my hand and official seal at Nashville, Tennessee this 16 day of March, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

_____
Notary Public