B0144

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20160027380 DEEDWARR
Recvd: 04/05/16 09:38 3 pgs
Fees:18.00 Taxes:1258.00
20160405-0032266

28042-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
GP Holdings, LLC 4204 Lone Oak Road Nashville, TN 37215-3429	New Owner	10516009400 10516009300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JOE S. GRAY AND WIFE, HELEN L. GRAY**, (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **GP HOLDINGS, LLC, a Tennessee limited liability company**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

TRACT 1 - BEING Lot No. 85 and the North 8 feet 9 inches front and 8 feet 3 inches rear of Lot No. 86 on the Map of Corinne Place, as recorded in Book 332, Page 1, Register's Office for said County. SAID lot and part of said lot fronts 41.25 feet on the easterly side of Gladstone Avenue and runs back between lines 165 feet to an alley on which they measure 40.25 feet.

TRACT 2 - LAND in Davidson County, Tennessee being the southerly part of Lot No. 86 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for said County, described as follows: BEGINNING on the easterly margin of Gladstone Avenue at the corner of Lots Nos. 86 and 87; thence, with said Avenue, northwardly 41 feet 3 inches to the Southwest corner of the property conveyed to Thomas R. Burns and wife by deed from E.F. Waller and wife, of record in Book 1367, Page 41, said Register's Office; thence, with the southerly line of said Burns property, eastwardly 165 feet, more or less, to the westerly margin of an alley; thence, with said alley, southwardly 41 feet 3 inches, more or less to the corner of Lots Nos. 86 and 87; thence, with the line between said two lots, westwardly 165 feet to the BEGINNING.

BEING all of the same property conveyed to Joe S. Gray and wife, Helen L. Gray by Warranty Deed dated August 9th, 1991 from Heirs at Law of Sadie C. Boyd, a/k/a Sadie Boyd, a/k/a Sadie Eullia Conatser Gray Boyd; Joe Stanley Gray, Helen Louise (Blair) Gray, Hughston Hunt Boyd, James Hollis Boyd, Myrtle Delorse (Boyd) Barnett, Jerry David Boyd and Melvin Wayne Boyd, of record in Book 8420, Page 410, Register's Office for Davidson County, Tennessee.

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, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 4 day of April, 2016.

Joe S. Gray

Helen L. Gray

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **JOE S. GRAY AND WIFE, HELEN L. GRAY**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 4 day of April, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me this
4 day of April, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 10516009400 (Lot 85 and P/O Lot 86 - 2000 Gladstone Avenue) and 10516009300 (P/O Lot 86 - 2002 Gladstone Avenue).

3. Matters shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.