WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048127 DEEDWARR
Recvd: 06/07/16 14:59 2 pgs
Fees:13.00 Taxes:333.00
20160607-0057503

B-JG-16-933-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS 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, GP	**New Owner**	
(NAME)	(NAME)	**81-16-278.00**
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 by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT W CHICK, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GMAT HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 75 feet of the easterly 34 feet of Lot No. 10 on the Map of D.T. McGavock's First Addition, as of record in Book 21, Page 23, Register's Office for said County, described as follows:

Beginning at an iron pin in the southerly margin of Scovel Street, said iron pin being located 166 feet North 70 degrees East from the easterly margin of 10th Avenue North; running thence with the southerly margin of Scovel Street, North 70 degrees East 34 feet to an iron pin, said iron pin being the common corner of Lots 9 and 10 on above plan; running thence with said lot line, South 20 degrees East 75 feet to an iron pin; thence South 70 degrees West 34 feet to a stake; thence North 20 degrees West 75 feet to the point of beginning, all in accordance with a survey and plat by Norris H. Hickerson, Jan. 21, 1950.

Being the same property conveyed to Robert W. Chick, Jr. by Decree for Redemption from Ericka Pinder recorded April 6, 1995 in Book 9639, Page 882; being the same property conveyed to Erika Pender by Final Decree Confirming Sale from Robert W. Chick, Jr. recorded May 18, 1992 in Book 8627, Page 760; and being the same property conveyed to Robert W. Chick, Jr. by Warranty Deed from Mrs. Freddie Mai Haskell Bestor and C.W. Marshall, Co-Executors under the Will of Alberta Gibson recorded August 22, 1975 in Book 4944, Page 452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2016 County Property Taxes.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Subject to Restrictions set out in Phillips-Jackson Redevelopment District Plan of record in Book 9183, Page 130, Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, 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: **933 Scovel Street, Nashville, Tennessee 37208**.

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 3rd DAY OF JUNE, 2016.

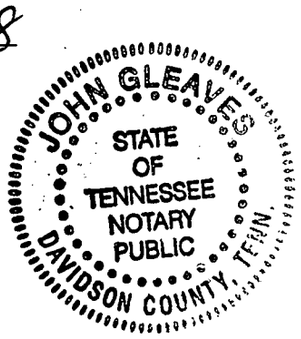
Robert W. Chick, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W CHICK, JR., 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 3rd of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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