WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160077177 DEEDWARR
Recvd: 09/02/16 10:52 2 pgs
Fees:13.00 Taxes:517.63
20160902-0092522

B-GMAT-16-933

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2016.

Notary Public

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

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Scovel Investments, LLC	New Owner	
(NAME)	(NAME)	**81-16-278.00**
933 Scovel Street	1617 Lebanon Pike, B3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37210	
(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, **GMAT HOLDINGS, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOVEL INVESTMENTS, LLC,** 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 GMAT Holdings, GP, A Tennessee General Partnershp by Warranty Deed from Robert W. Chick, Jr., recorded June 7, 2016 in Instrument Number 20160607-0057503; 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 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
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 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 26th DAY OF AUGUST, 2016.

GMAT Holdings, GP

BY:_____
Jeff Gaw
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, signing for GMAT HOLDINGS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of GMAT HOLDINGS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of August, 2016.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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