QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160089105 DEEDQC
Recvd: 10/10/16 14:30 2 pgs
Fees:12.00 Taxes:0.00
20161010-0106945

B-SL-15-4603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 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 Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GMAT Holdings, GP	**New Owner**	
(NAME)	(NAME)	**91-8-180.00**
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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GMAT HOLDINGS, GP,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GMAT HOLDINGS, GP** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN A SEPARATE MAP & PARCEL NUMBER.

Land in Davidson County, Tennessee, being Lots Nos. 31 and 32 on the Plan of the Subdivision of the Lockhart property, not of record, described according to a survey made by S.R. Sandford, Civil Engineer, dated December 14, 1932.

Said Lots Nos. 31 and 32 front together 100 feet on the Southerly margin of Kentucky Avenue, and run back between parallel lines 155 feet to an alley.

Being the same property conveyed to GMAT Holdings, GP by Warranty Deed from Stephen B. Eatherly and Robert M. Eatherly, of record in Instrument No. 20161010-0106942, in the Register's Office for Davidson, Tennessee.

This is **improved** property known as: **4603 Kentucky Avenue, Nashville, Tennessee 37209**.

Witness our hands this the 4 day of OCTOBER, 2016.

GMAT HOLDINGS, GP
a Tennessee general partnership

By: D & J Properties of Tennessee, LLC,
its General Partner

By: _____
Jeff Gaw, Chief Manager

By: Magi Group, LLC,
its General Partner

By: _____
Sean Lewis, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, in and for the said State and County, personally appeared Jeff Gaw, to me known (proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, General Partner of GMAT Holdings, GP, the within named bargainor, a Tennessee general partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, General Partner of GMAT Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 4 day of OCTOBER, 2016.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, in and for the said State and County, personally appeared Sean Lewis, to me known (proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of Magi Group, LLC, General Partner of GMAT Holdings, GP, the within named bargainor, a Tennessee general partnership, and that he as such Managing Member of Magi Group, LLC, General Partner of GMAT Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 4 day of OCTOBER, 2016.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212