WARRANTY DEED

Julie Hamilton
State of Tennessee Notary Public
Davidson County

B-DJ-16-4634B-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(AFFIX SEAL)

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)
Emily Carter	**New Owner**	
(NAME) **4634B Kentucky Avenue**	(NAME)	**91-8-E-2.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 **EMILY CARTER AND WILLIAM CARTER III, WIFE AND HUSBAND,** 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 Unit B of 4634 Kentucky Avenue Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140616-0052134, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants contained in said Declaration, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to GMAT Holdings, GP, by Quitclaim Deed from Magi Group, LLC, recorded June 12, 2014 in Instrument No. 20140612-0051209 and part of the same property conveyed to Magi Group, LLC by Warranty Deed from Elmer Peach, unmarried, recorded March 31, 2014 in Instrument No. 20140331-0026449, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of Viewpoint Addition to West Nashville of record in Plat Book 547, Page 65, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20140616-0052134, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4122, Page 666, 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: **4634B Kentucky Avenue, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20160091990 DEEDWARR
Recvd: 10/18/16 15:07 2 pgs
Fees:13.00 Taxes:1479.63
20161018-0110157

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2016.

GMAT Holdings, GP

Magi Group, LLC, Partner

BY:_____
Sean Lewis, Organizing and Managing Member

STATE OF Tennessee
County OF Davidson

On this the 14th day of October, 2016, before me personally appeared Sean Lewis, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of Magi Group, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Managing Member of Magi Group, LLC, 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 14th day of October, 2016.

_____
Notary Public
My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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