# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

J-UHS-16-0909-H

**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) |
|---|---|---|
| **GAMI Partners, GP** | **New Owner** | |
| (NAME) | (NAME) | **091-06-0-066.00** |
| **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, **NANCY CARPENTER, UNMARRIED (FKA NANCY D. SCHWABE),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAMI PARTNERS, 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 Lot No. 23 on the Plan of West Park of record in Plat Book 2331, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 49.72 feet on the Southeasterly side of Marilyn Road and runs back 158.3 feet on the Northeasterly line and 168 feet on the Southwesterly line to a dead line on which it measures 56.8 feet.

Being the same property conveyed to Michael A. Schwabe and wife, Nancy D. Schwabe by Installment deed from Henry H. Carpenter and wife, Elsie P. Carpenter of record in Book 10247, page 205, Register's Office for Davidson County, Tennessee, dated November 01, 1996 and recorded on November 04, 1996.

Final Judgment of Divorce recorded on August 06, 2001 in Instrument No. 20010806-0083782, wherein property is conveyed to Nancy D. Schwabe.
**The said Nancy D. Schwabe is now known as Nancy Carpenter.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 17, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2399, Page 441, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 Marilyn Rd , Nashville, Tennessee 37209-1948**.

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:T20160097289 DEEDWARR
Recvd: 11/03/16 09:23 2 pgs
Fees:13.00 Taxes:555.00
20161103-0116289

Witness my/our hand(s) this the 1st DAY OF NOVEMBER, 2016.

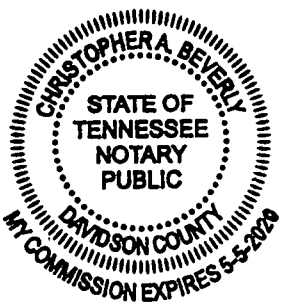
Nancy Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY CARPENTER, 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 1st of November, 2016.

Notary Public
My Commission Expires: 5/5/2020
(SEAL)




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