WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160104597 DEEDWARR
Recvd: 11/29/16 08:50 2 pgs
Fees:13.00 Taxes:518.00

20161129-0124804

J-LM-16-318-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2016.

Notary Public

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)	
650 Wedgewood Ave.		**106-13-0-195.00**
(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, **TENNA MARIE ORGEL, A MARRIED WOMAN,** 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 part of Lot No. 98 on the Plan of Sadler Place of record in Plat Book 332, Page 31, 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 part of Lot No. 98 is more particularly described as follows: Beginning at the corner between Lots 97 and 98 in the Northerly margin of Leafland Avenue; thence Northwardly with the line between Lot 97 and 98 a distance of 148 feet to a point, which is 17 feet South of the Northeast corner of said Lot 98; thence Eastwardly on a straight line to the Northeast corner of said Lot 98; thence Southwardly with the line between Lot 98 and 99, 165 feet to the Northerly margin of Leafland Avenue; thence Westwardly with the Northerly margin of Leafland Avenue, 50 feet to the Point of Beginning.

Being the same property conveyed to Mattie C. Denton, as to a life estate and Tenna Marie Faler by Quitclaim deed from Tenna Marie Faler of record in Book 10585, page 365, Register's Office for Davidson County, Tennessee, dated August 27, 1997 and recorded on August 28, 1997.
The said Mattie C. Denton having since died on July 17, 2006.
The said Tenna Marie Faler has since married and changed her name to Tenna Marie Orgel.
Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 31, 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: **318 Leafland Avenue , Nashville, Tennessee 37210-4811**.

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 18th DAY OF NOVEMBER, 2016.

Tenna Marie Orgel by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TENNA MARIE ORGEL FKA TENNA MARIE FALER, and who acknowledged he/she/they executed the same as the free act and deed of the said TENNA MARIE ORGEL FKA TENNA MARIE FALER.

Witness my hand and official seal, this the 18th of November, 2016.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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