WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160108749 DEEDWARR
Recvd: 12/12/16 10:25 2 pgs
Fees:13.00 Taxes:1642.80
20161212-0129771

B-JG-16-154-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DELWORTH D. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Duang Nate Trisarnsri	**New owner**	
(NAME)	(NAME)	**105-11-0E-001.00**
154 Rains Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-5319		
(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 **DUANG NATE TRISARNSRI,** 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 A, 156 Rains Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 156 Rains Avenue Townhomes of record in Instrument Number 20140327-0025157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to GMAT Holdings, GP by deed from R. N. "BO" Taylor, Substitute Trustee of record in Instrument No. 20140305-0018401 Register's Office for Davidson County, Tennessee, dated 7/15/20213 and recorded on 3/5/2014.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140327-0025157, Register's Office for Davidson County, Tennessee.
- Charter of 156 Rains Avenue Townhomes of record in Instrument Number 20140318-0022143, in the Register's Office for DavidsonCounty, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **154 Rains Avenue , Nashville, Tennessee 37203-5319**.

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 6th DAY OF DECEMBER, 2016.

GMAT Holdings, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

Magi Group, LLC, Partner

BY:_____
Sean Lewis, Organizing and Managing Member

STATE OF Tennessee
County OF Davidson

On this the 6 day of Dec., 2016, before me personally appeared Jeff Gaw, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, 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 6 day of Dec., 2016.

_____
Notary Public
My Commission Expires:

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

STATE OF Tennessee
County OF Davidson

On this the 6 day of Dec., 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 6 day of Dec., 2016.

_____
Notary Public
My Commission Expires:

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

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