WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160113506 DEEDWARR
Recvd: 12/27/16 11:11 4 pgs
Fees:23.00 Taxes:370.00
20161227-0135469

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(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)
GMAT Holdings, GP	**New Owner**	
(NAME) **650 Wedgewood Ave.**	(NAME)	**091-12-0-261.00**
(ADDRESS) **Nashville, TN 37203**	(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, **EDDIE R. CONLEY, TRUSTEE, JANIS CONLEY PERRY, TRUSTEE, JAMES R. CONLEY, TRUSTEE AND JUDY CONLEY GOLDTHREE TRUSTEE OF THE CONLEY FAMILY LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GMAT HOLDINGS, 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 lying in Nashville, Davidson County, Tennessee at the northeast intersection of 40th Avenue North and Delaware Avenue and as shown of property tax map 091-12 parcel 261.00, and a part of Lot no. 1 on the unrecorded subdivision of the southerly part of Lot 8, Clifton plan, and being more particularly described as follows.

Beginning at a nail in the sidewalk, at the northeast intersection of 40th Avenue North and Delaware Avenue, thence with the east margin of 40th Avenue North, North 06° 41' 01" East, 60.00 feet to an iron pin at the southwest corner of the Mason Michael Properties, LLC, property, as recorded in instrument no. 20140512-0040651.

Thence: leaving 40th Avenue North and with the south line of Mason Michael Properties, LLC, North 88° 51' 56" East, 185.00 feet to an iron pin on the west margin of alley no. 1187.

Thence: with the west margin of the alley, South 06° 41' 01" West, 60.00 feet, to an iron pin on the north margin of Delaware Avenue.

Thence: with the north margin of Delaware Avenue, South 88° 51' 56" West, 185.00 feet to the Point of Beginning and containing 0.25 acres, according to a survey by Jason Smith, Smith Land Surveying, RLS 1961, dated December 11, 2016.

Being the same property conveyed to James M. Conley by Deed from Jas. E. Covington, Clerk and Master of the Chancery Court at Nashville, Tennessee of record in Book 3672, page 321, Register's Office for Davidson County, Tennessee, dated December 23, 1963 and recorded on December 30, 1963.
The said James M. Conley died January 10, 2007, his Last Will & Testament of record in Docket No. 07P-1683, devising the property to the Trustees of the Conley Family Living Trust.
Ellie Banks Conley, spouse of James M. Conley, died July 14, 2015, her Last Will & Testament of record in Docket No. 07P-1683, devising the property to the Trustees of the Conley Family Living Trust.

Being also known as 600 40th Avenue North Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2016, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **600 40th Avenue North , 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.

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2016.

Conley Family Living Trust

BY: Eddie R. Conley
Eddie R. Conley (Individually and as Trustee)

BY: _____
Janis Conley Perry (Individually and as Trustee)

BY: _____
James R. Conley (Individually and as Trustee)

BY: _____
Judy Conley Goldthree (Individually and as Trustee)

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDDIE R. CONLEY, INDIVIDUALLY AND AS TRUSTEE OF CONLEY FAMILY LIVING TRUST to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.
Witness my hand and official seal, this the 16 day of December, 2016.

Notary Public

My Commission Expires: 04-02-19

VANESSA CEBALLES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154013305
MY COMMISSION EXPIRES APRIL 2, 2019

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANIS CONLEY PERRY**, INDIVIDUALLY AND AS TRUSTEE OF CONLEY FAMILY LIVING TRUST to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.
Witness my hand and official seal, this the _____ day of December, 2016.

_____
Notary Public
My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. CONLEY**, INDIVIDUALLY AND AS TRUSTEE OF CONLEY FAMILY LIVING TRUST to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.
Witness my hand and official seal, this the _____ day of December, 2016.

_____
Notary Public

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY CONLEY GOLDTHREE**, INDIVIDUALLY AND AS TRUSTEE OF CONLEY FAMILY LIVING TRUST to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.
Witness my hand and official seal, this the _____ day of December, 2016.

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Notary Public

My Commission Expires:

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2016.

Conley Family Living Trust

BY:_____
Eddie R. Conley (Individually and as Trustee)

BY: Janis Conley Perry
Janis Conley Perry (Individually and as Trustee)

BY: James R Conley
James R. Conley (Individually and as Trustee)

BY: Judy Conley Goldthree
Judy Conley Goldthree (Individually and as Trustee)

STATE OF _____
COUNTY OF _____

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Witness my hand and official seal, this the ____ day of December, 2016.

_____
Notary Public

My Commission Expires:

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANIS CONLEY PERRY**, INDIVIDUALLY AND AS TRUSTEE OF CONLEY FAMILY LIVING TRUST to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.
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JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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Notary Public
My Commission Expires: 3-6-18

STATE OF TN
COUNTY OF Davidson

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STATE OF Tennessee
COUNTY OF Davidson

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Witness my hand and official seal, this the 20 day of December, 2016.

_____
Notary Public

My Commission Expires:

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