WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

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

J-SL-16-1829-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)
GMAT Holdings GP	**New Owner**	
(NAME) **650 Wedgewood Ave.**	BILL GARRETT, Davidson County Trans:T20170002838 DEEDWARR Recvd: 01/11/17 11:18 2 pgs Fees:13.00 Taxes:185.00 20170111-0003196	**071 05 0 21500 AND 071 05 0 21600**
(ADDRESS) **Nashville, TN 37203**		
(CITY) (STATE) (ZIP)	(CI	

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, **KAREN RENAE BOWERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GMAT HOLDINGS GP,** 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. 100 and 101 on the Plan of Brooklyn Heights of record in Plat Book 332, Page 140, 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 the same property converyed to Milton Bowers, Sr from The United States of America by Quitclaim Deed, of record in Instrument No: 20161214-0131353, Registers office for Davidson County , Tennessee, dated December 14th, 2016 and recorded December 14th, 2016.
The said Milton Bowers, Sr. having since died on April 4, 2009. Said property having since been devised to Karen Renae Bowers by Last Will & Testatment as of record in Docket No. 09P725, Davidson County, Tennessee Probate Court.

Karen Renae Bowers is correctly known as Karen Renee Bowers or Karen R. Bowers

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee.
- Subject to 2017 Property Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1829 Glade Street and 1827 Glade Street , Nashville, Tennessee 37207**.

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 9th DAY OF JANUARY, 2017.

Karen Renae Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN RENAE BOWERS, 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 9th of January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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