WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

J-LM-16-1251-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)	
650 Wedgewood Ave.		**105-03-0-267.00**
(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, **VERA E. STONE, WIDOWED,** 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. 28 on the Plan of Nelson's Addition to South Nashville of record in Plat Book 2, Page 182, in the Chancery Court for said County in Nashville, Tennessee, described as follows:

Beginning in the Westerly margin of Second Avenue South, formerly Market Street, 50 feet Southerly from the line between Lots No. 27 and 28; thence with the Westerly margin of said Avenue, Southerly 50 feet; thence at right angles Westerly 135 feet, more or less, to the Easterly margin of an alley; thence with said ally, Northerly 50 feet; thence Easterly 135 feet, more or less, to the beginning.

Being the same property conveyed to Vera E. Stone and husband, Lee W. Stone by Warranty deed from Rhonda A. Martocci of record in Instrument No. 20030117-0007465 Register's Office for Davidson County, Tennessee, dated January 13, 2003 and recorded on January 17, 2003.
The said Lee W. Stone having since died.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 182, 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: **1251 2nd Avenue South, Nashville, Tennessee 37210-4109**.

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:T20170003557 DEEDWARR
Recvd: 01/13/17 09:01 2 pgs
Fees:13.00 Taxes:725.20
20170113-0004033

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2017.

Vera E. Stone

Vera E. Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERA E. STONE, 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 6th of January, 2017.

Jacqueline G Brown

Notary Public
My Commission Expires: 11-5-18

(SEAL)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212