WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022494 DEEDWARR
Recvd: 03/16/17 11:35 2 pgs
Fees:13.00 Taxes:777.00
20170316-0025799

J-GMAT-17-630-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 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)
Joshua L. Donnell	**New Owner**	
(NAME)	(NAME)	**090-08-0-057.00**
2866 Anes Station Rd.		
(ADDRESS)	(ADDRESS)	
Lewisburg, TN 37091		
(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, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA L. DONNELL,** 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. 58 on the Plan of Re-Subdivision of Tract #51 of the original West Nashville Annex Subdivision of record in Plat Book 332, Page 24, amending Plat Book 332, Page 11, 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 Lot No. 58 fronts 50 feet on the East side of Annex Avenue and extends back between parallel lines 167 feet to a 15 foot alley in the rear.

Being the same property conveyed to GMAT Holdings, GP by Warranty deed from Gloria Hines and Charlie Hines, wife and husband of record in Instrument No. 20150507-0041754 Register's Office for Davidson County, Tennessee, dated May 05, 2015 and recorded on May 07, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 11, as amended by Book 332, Page 24, 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: **630 Annex Avenue , 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 14th DAY OF MARCH, 2017.

GMAT Holdings, GP

D & J Properties, LLC

Jeff Gaw, Chief Manager

Magi Group, LLC

Sean Lewis, Managing Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Chief Manager of D & J Properties, LLC, Partner of GMAT Holdings, GP, the within named bargainor(s), and that he as such Chief Manager of D & J Properties, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of D & J Properties, LLC, Chief Manager of GMAT Holdings, GP by himself as Chief Manager.

Witness my hand and official seal, this the 14th day of March, 2017.

Notary Public
My Commission Expires:
(SEAL)

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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Managing Member of Magi Group, LLC, Partner of GMAT Holdings, GP, the within named bargainor(s), and that he as such Managing Member of Magi Group, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of Magi Group, LLC, Managing Member of GMAT Holdings, GP by himself as Managing Member.

Witness my hand and official seal, this the 14th day of March, 2017.

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