WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170026386 DEEDWARR
Recvd: 03/29/17 11:10 2 pgs
Fees: 13.00 Taxes: 1406.00
20170329-0030477

J-GMAT-15-509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

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)	(NAME)	
650 Wedgewood Ave.		**105-07-0-278.00 & 105-07-0-278.00**
(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, **HELEN MADDEN AND HUSBAND, WILLIAM MADDEN AND JAMES R. MADDEN AND WIFE, HELEN MADDEN,** 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:

Tract 1: 509 Hamilton Ave
Land in Davidson County, Tennessee, being part of Block No. 3 on the Plan of Hamilton Lands of record in Minute Book 1, Page 97, County Court for said County, and being Lot No. 6 on the Subdivision of said Block No. 3, not of record, described as follows:

Beginning at a point on the Southerly margin of Hamilton Avenue 265 feet West of the Westerly margin of Rains Avenue, being the corner of Lots of Nos. 5 and 6; thence with the line between said Two lots Southwardly 167.5 feet to the Northerly margin of an alley; thence with the same Westwardly 50 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots Northerly 167.5 feet to the Southerly margin of Hamilton Avenue; thence Eastwardly with the same 50 feet to the beginning.

Being the same property conveyed to Helen Madden and husband, William Madden by Warranty Deed from Jacqueline D. Hill, unmarried of record in Instrument No. 20060908-0111602 Register's Office for Davidson County, Tennessee, dated September 1, 2006 and recorded on September 8, 2006. Said Helen Madden is also known as Helen Renee Madden.

Tract 2: 512 Moore Ave
Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lots 3 and 4 of the Moore Tract of record in Plat Book 4060, Page 150, 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 conveyed to James R. Madden and wife, Helen Madden by Warranty deed from Leeann Madden-Sterry, married of record in Instrument No. 20070906-0106942 Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 6, 2007. Said Helen Madden is also known as Helen G. Madden.

This conveyance is subject to:
- Taxes for the year 2017 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 97, Register's Office for Davidson County, Tennessee. (Tract 1)
- Subject to all matters shown on the Plan of record in Plat Book 4060, Page 150, Register's Office for Davidson County, Tennessee. (Tract 2)
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **509 Hamilton Avenue and 512 Moore Avenue, Nashville, Tennessee 37203-5334**.

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 22nd DAY OF MARCH, 2017.

Helen Madden

William Madden

James R. Madden

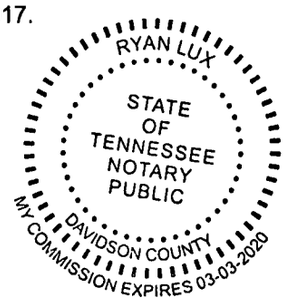
Helen Madden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN MADDEN AND WILLIAM MADDEN, 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 22nd of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. MADDEN AND HELEN MADDEN, 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 22nd of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

