WARRANTY DEED

Bill Garrett Davidson County
Batch# 25493 **DEEDWARR**
11/14/2017 12:34:39 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20171114-0116977

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

File No.: ALW-17-1306

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GMAT HOLDINGS, GP, TENNESSEE GENERAL PARTNERSHIP	NEW OWNER	10507016500
(NAME) 650 WEDGEWOOD AVENUE	(NAME)	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **JUAN MARKS, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GMAT HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Being part of Lot No. 9 of Block "A" on the plan of a subdvison of Block "A" and "D", Merritt Property, of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee, further described as follows:

Said part of said Lot fronts 48' 9" on the Easterly side of Hamilton Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by Quit Claim Deed from Raymond Webster to Juan Marks, as recorded on the 6th day of December, 2016 in Instrument No. 20161206-0128145; Quitclaim Deed from Raymond Webster to Raymond Webster and Juan Marks, as recorded on the 25th day of May, 2006 in Instrument No. 20060525-0061630; Quitclaim Deed from Juan Marks to Raymond Webster, as recorded on the 4th day of May, 2006 in Instrument No. 20060504-0051864 and Warranty Deed from Patrick D. Chadwick and wife, Chasity Chadwick to Raymond Webster and Juan Marks, as recorded on the 13th day of November, 1998 in Deed Book 11204, Page 287, in the Register's Office of Davidson County, Tennessee.

THIS IS THE NOT THE PRIMARY RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1306 Little Hamilton Avenue, Nashville, TN 37203
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 9th day of November, 2017.

Juan Marks

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Juan Marks, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2019.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-GAW-17-1306