WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

B-GMAT-17-1521

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 37288 **DEEDWARR**
12/15/2017 10:09:42 AM 2 pgs
Fees: $13.00 Taxes: $509.86

20171215-0127865

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
GMAT Holdings, GP	**New owner**	
(NAME)	(NAME)	**081-15-0-054.01 & 059-10-0-141.00**
650 Wedgewood Ave.		
(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, **JUDY WYNETTE DUNN,** unmarried, 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:
Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of S.A. Champion's Subdivision of certain lots in Harding's Addition to Nashville, of record in Plat Book 161, Page 132, 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 a portion of the property conveyed to Willie J. Dunn, Jr., LP Matthews and C.F. Smith in the portions hereinafter mentioned: Willie J. Dunn, Jr., fifty percent (50%); L.P. Matthews, twenty-five percent (25%); and C.F. Smith twenty-five percent (25%) by deed from John Thomas Phillips and Joe Dudley Phillips of record in Book 4216, page 837, Register's Office for Davidson County, Tennessee; and the said L.P. Matthews and C.F. Smith having since conveyed their undivided interests by deed to James L. Dunn and wife, Beulah D. Dunn of record in Book 4496, page 356, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James L. Dunn and wife, Beulah D. Dunn by Quitclaim deed from Willie J. Dunn, Jr. of record in Book 8109, page 443, Register's Office for Davidson County, Tennessee, dated December 23, 1986 and recorded on May 15, 1990. Said Beulah D. Dunn, having since died on 9/28/2006 leaving James L. Dunn the surviving tenant by the entirety. Said James L. Dunn having since died on 5/17/2016 leaving Judy Wynette Dunn as the sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20171201-0122722, Register's Office for Davidson County, Tennessee.

Being also known as 1521 22nd Ave. N, Nashville, Tennessee 37208

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Haynes Estates, Section 2, of record in Plat Book 4175, Page 13, 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 L. Dunn and wife, Beulah D. Dunn by Warranty deed from Margaret Christine Wood, unmarried of record in Book 11387, page 15, Register's Office for Davidson County, Tennessee, dated March 11, 1999 and recorded on March 16, 1999.

Being also known as 4055 Ames Dr. Nashville, Tennessee, 37218

Said Beulah D. Dunn, having since died on 9/28/2006 leaving James L. Dunn the surviving tenant by the entirety. Said James L. Dunn having since died on 5/17/2016 leaving Judy Wynette Dunn as the sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20171201-0122721, Register's Office for Davidson County, Tennessee.

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 161, Page 132, Register's Office for Davidson County, Tennessee. (Tract 1)
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 13, Register's Office for Davidson County, Tennessee. (Tract 2)
- Restrictions of record in Book 4142, Page 406, Book 4230, Page 545, Book 4356, Page 971, Book 4407, Page 214, Book 4450, Page 508, Book 4487, Page 524, in the 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: **1521 22nd Ave N & 4055 Ames Dr., Nashville, Tennessee** .

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 11th DAY OF DECEMBER, 2017.

Judy Wynette Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY WYNETTE DUNN, 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 11th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

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

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