WARRANTY DEED

Bill Garrett Davidson County
Batch# 41103 **DEEDWARR**
12/27/2017 09:52:21 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20171227-0130978

B-GMAT-17-4603A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E GROVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Connor Flaherty	**USAA Federal Savings Bank**	
(NAME) **4603 Kentucky Ave.**	(NAME) **10750 McDermott Freeway**	**091-08-0P-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **San Antonio, TX 78288-0558**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNOR FLAHERTY, A SINGLE MAN,** 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 Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4601 Kentucky Avenue Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161221-0133902 and being shown on Plat attached thereto as Exhibit "B", 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 part of the same property conveyed by Quitclaim Deed from David Bate Parsons, trustee of the Robert L. Eatherly 2007 Trust, under agreement dated November 15, 2007 to Stephen B. Eatherly and Robert M, Eatherly, as equal tenants in common as recorded on the 30th day of September, 2013 in Instrument No, 20130930-0102570; part of Quitclaim Deed from Robert L. Eatherly to David Bate Parsons, Trustee of the Robert L. Eatherly 2007 Trust, under Agreement dated November 15, 2007 as recorded on the 19th day of November, 2007 in Instrument No. 20071119-0135243 and Warranty Deed from Mashburn Masonry Corp., a Tennessee corporation to R. L. Eatherly as recorded on the 1st day of December, 1997 in Deed Book 10701, Page 458, in the Register' s Office of Davidson County, Tennessee, Said property is not the primary marital residence for either of the within named Grantors.Being a portion of the same property conveyed to GMAT Holdings, GP by Warranty deed from Stephen B. Eatherly, unmarried and Robert M. Eatherly, married of record in Instrument No. 20161010-0106942 Register's Office for Davidson County, Tennessee, dated October 04, 2016 and recorded on October 10, 2016.

Being a portion of the same property conveyed to GMAT Holdings GP by Quitclaim deed from GMAT Holdings, GP of record in Instrument No. 20161010-0106945 Register's Office for Davidson County, Tennessee, dated October 04, 2016 and recorded on October 10, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161221-0133902, 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: **4603 Kentucky Ave., 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 21st DAY OF DECEMBER, 2017.

GMAT Holdings, GP

D & J Properties of Tennessee, LLC
Partner

BY:_____
Jeff Gaw, Chief Manager

Magi Group, LLC, Partner

BY:_____
Sean Lewis, Organizing and Managing Member

STATE OF Tennessee
County OF Davidson

On this the 21 day of Dec, 2017, before me personally appeared Jeff Gaw, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Chief Manager of D & J Properties of Tennessee, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Chief Manager of D & J Properties of Tennessee, LLC, partner of GMAT Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 21 day of Dec., 2017.

_____
Notary Public
My Commission Expires:

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

STATE OF Tennessee
County OF Davidson

On this the 21 day of Dec, 2017, before me personally appeared Sean Lewis, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Managing Member of Magi Group, LLC, Partner of GMAT Holdings, GP, the within named bargainor, a partnership, and that he as such Managing Member of Magi Group, LLC, partner of GMAT Holdings, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 21 day of Dec, 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