WARRANTY DEED

Bill Garrett Davidson County
Batch# 73449 DEEDWARR
03/26/2018 01:28:41 PM 2 pgs
Fees: $13.00 Taxes: $1,313.13

20180326-0028218

DANA DUNWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Dustin W. Wilson and Samantha M. Smith	**Movement Mortgage, LLC**	
(NAME) **511 B Snyder Avenue**	(NAME) 8024 Calvin Hall Rd.	**091-10-0P-004.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Indian Land, SC 29707**	
(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 G.P.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUSTIN W. WILSON AND SAMANTHA M. SMITH, BOTH UNMARRIED AS** Tenants in Common With Rights of Survivorship 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 No. 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Snyder Maxon Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170503-0043776 and being shown on Plat attached thereto as Exhibit "C", 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 same property conveyed to Deborah Sullivan, married and Gwendolyn Sartain, a widow by Warranty deed from Jose A, Hernandez, married and Jose L. Posada, unmarried of record in Instrument No. 20050930-0117750 Register's Office for Davidson County, Tennessee, dated September 28, 2005 and recorded on September 30, 2005.

Being a portion of the same property conveyed to American Consulting Corporation by Substitute Trustee's deed from Richard A. Northcutt, Trustee of record in Instrument No. 20141031-0100442 Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 31, 2014.

Being a portion of the same property conveyed to Gmat Holdings, G.P by Quitclaim deed from American Consulting Corporation of record in Instrument No. 20141031-0100443 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 31, 2014.

Being a portion of the same property conveyed to Gmat Holdings, G.P by Quitclaim deed from Gmat Holdings, G.P of record in Instrument No. 20141031-0100444 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on October 31, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 25, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170503-0043776, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170517-0048789, 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: **511 B Snyder 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 20th DAY OF MARCH, 2018.

GMAT Holdings G.P.

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for GMAT HOLDINGS G.P., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of GMAT HOLDINGS G.P., the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of March, 2018.

_____
Notary Public
My Commission Expires: 7-5-21
(SEAL)



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