WARRANTY DEED

Bill Garrett Davidson County
Batch# 93424 **DEEDWARR**
05/17/2018 11:25:15 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20180517-0047284

B-GMAT-18-5210-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/6/20

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2020

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)
GMAT Holdings, GP, a Tennessee General Partnership	**New owner**	
(NAME)	(NAME)	**091-07-0-198.00**
650 Wedgewood Ave	**New owner**	
(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, **GARY W. SANDERS AND PAULETTE COWARD**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GMAT HOLDINGS, GP, A TENNESSEE GENERAL PARTNERSHIP**, 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 Lot Nos. 1121 and 1123 of Block 172 on Plan No. 1 of West Nashville of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots adjoin and front together 60 feet on the North side of Kentucky Avenue and run back between parallel lines along the East margin of 53rd Avenue North, 150 feet to an alley.

Included in this conveyance but excluded from the above description is that portion of land which consists of the Easterly 50 feet of Fifty Third Avenue North which extends from the North Side of Kentucky Avenue parallel to the above property 150 feet to an alley, which was vacated and abandoned by Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance Number 75-1262 on June 3, 1975, a certified copy of same having been recorded in Book 4959, Page 179, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Audrey V. Sanders and wife, Pauline French Sanders, by Installment Deed from Martha J. Hinkle, a widow, of record in Book 3278, Page 332, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. E. Collins Trustee by Quitclaim Deed from Audrey V. Sanders and wife, Pauline French Sanders of record in Book 4542, Page 89, Register's Office for Davidson County, Tennessee, dated October 04, 1971 and recorded on October 04, 1971 and within the same deed the said H. E. Collins, Trustee conveyed his interest in the subject property to Gary W. Sanders

Being the same property conveyed to H. E. Collins, Trustee by Quitclaim Deed from Gary W. Sanders of record in Book 5015, Page 844, Register's Office for Davidson County, Tennessee, dated April 12, 1976 and recorded on April 16, 1976 and within the same deed the said H. E. Collins, Trustee conveyed his interest in the subject property to Audrey V. Sanders and wife, Pauline French Sanders. The said Audrey V. Sanders having since died predeceasing his wife, Pauline French Sanders. Pauline French Sanders having since died on October 27, 2017, devising said property to Gary W. Sanders and Paulette A. Coward as evidenced by Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P2085. Said property is not and has never been the primary marital residence for the said Gary W. Sanders and Paulette A. Coward.

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 57, Page 74 and 75, 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: **5210 Kentucky Avenue, Nashville, Tennessee 37209-2007**.

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 MAY, 2018.

Gary W Sanders

Paulette Coward by Gary W Sanders

Paulette Coward by Gary W. Sanders,
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY W. SANDERS, 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 May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY W. SANDERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf PAULETTE COWARD, and who acknowledged he/she/they executed the same as the free act and deed of the said PAULETTE COWARD.

Witness my hand and official seal, this the 11th of May, 2018.

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