WARRANTY DEED

Karen Johnson Davidson County
Batch# 301012 DEEDWARR
10/15/2019 02:35:26 PM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20191015-0105655

B-GP-19-413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/8/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE 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)
Ashley Loreall Upkins	**United Wholesale Mortgage**	
(NAME)	(NAME)	**105-07-0-525.00**
413 Mallory Street	**585 South Blvd E**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Pontiac, MI 48341-3163**	
(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 **ASHLEY LOREALL UPKINS,*** 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: *a single woman

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of J.C. and C. M. Ferriss Addition of Mallory of record in Plat Book 161, 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 GMAT Holdings, GP by Quitclaim deed from GMAT Holdings, GP of record in Instrument No. 20160113-0003389 Register's Office for Davidson County, Tennessee, dated January 12, 2016 and recorded on January 13, 2016.

This conveyance is subject to:

- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 13, 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: **413 Mallory Street, Nashville, Tennessee 37203**.

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 9 DAY OF OCTOBER, 2019.

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 9 day of October, 2019, before me personally appeared Jeff Gaw, to me known (or proved to me on 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 9 day of October, 2019.

_____
Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF Tennessee
County OF Davidson

On this the 9 day of October, 2019, before me personally appeared Sean Lewis, to me known (or proved to me on 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 9 day of October, 2019.

_____
Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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