WARRANTY DEED

Karen Johnson Davidson County
Batch# 394460 **DEEDWARR**
05/01/2020 12:09:58 PM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20200501-0045788

B-AH-20-3812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Nicole Chalfant	**FirstBank**	
(NAME)	(NAME)	
3812 Nevada Avenue	**318 Seaboard Lane, Suite 205**	**092-13-0-221.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Franklin, TN 37067**	
(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 **NICOLE CHALFANT,** 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 the Southerly 100 feet and the Easterly 50 feet of the Westerly 100 feet of Parcel 2, Block 27, on the Map of Charlotte Park 2nd Addition Extended as of record in Plat Book 421, Page 10, Register's Office for said County, and more particularly described as follows:

Beginning at an iron pin in the Northerly margin of Nevada Avenue, said iron pin being located North 83 degrees 15 minutes East 50 feet from the Easterly margin of 39th Avenue North, running thence North 7 degrees 15 minutes West 100 feet to an iron pin; thence North 83 degrees 15 minutes East 50 feet to an iron pin; thence South 7 degrees 15 minutes East 100 feet to an iron pin in the Northerly margin of Nevada Avenue; thence with the Northerly margin of Nevada Avenue, South 83 degrees 15 minutes West 50 feet to the point of beginning.

Being the same property conveyed to GMAT Holdings, G.P. by Warranty deed from Crystal Perry Aldridge, Phillip H. Perry, Jr., Andrea Perry Maggart, Tammy Annette Perry Culwell, Timothy Perry, Charles D. Perry and Jessica Perry McCoy, heirs at law of Phillip H. Perry Sr., deceased of record in Instrument No. 20151223-0129082 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 23, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 10, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-way of record in Instrument Number 20190207-0011769, 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: **3812 Nevada 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 29th DAY OF APRIL, 2020.

GMAT Holdings, G.P.

BY:_____
Jeff Gaw
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, 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 29th of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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