WARRANTY DEED

Karen Johnson Davidson County
Batch# 509924 **DEEDWARR**
11/06/2020 02:18:52 PM 2 pgs
Fees: $13.00 Taxes: $2,118.07

20201106-0130712

B-AH-20-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $572,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(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)
Leonardo Amora Williams, Trustee of the Bohol Trust dated October 29,2020	**Wells Fargo Bank, N.A.**	
(NAME) **209 Joyner Ave**	(NAME) **2701 Wells Fargo Way**	**119-05-0-345.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Minneapolis, MN 55467**	
(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., A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEONARDO AMORA WILLIAMS, TRUSTEE OF THE BOHOL TRUST DATED OCTOBER 29,2020,** 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 No. 12 and the Easterly 25 feet of Lot No.13 of Block 2, on the Plan of Subdivision Cumberland Nurseries, of Blocks 1 and 2, of record in Plat Book 161, Page 35, 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 Lot No. 12 and part of Lot No. 13 front together 75 feet on the Southerly side of Joiner Avenue, and run back between lines, with the Westerly margin of an alley, 150 feet to an alley in the rear

Being the same property conveyed to Katheryn R. Francis by Warranty deed from Allen Brandon and Wife, Janice L. Brandon of record in Book 9856, page 841, Register's Office for Davidson County, Tennessee, dated October 30, 1995 and recorded on November 10, 1995.

Final Decree Confirmation Sale Recorded in Dated December 30, 2004, in Instrument No. 20041230-0154671

Being a portion of the same property conveyed to GMAT Holdings, GP, a Tennessee General Partnership by Quitclaim deed from Sappy Pants, GP, a Tennessee General Partnership of record in Instrument No. 20060424-0046402 Register's Office for Davidson County, Tennessee, dated December 22, 2005 and recorded on April 24, 2006.

Being the same property conveyed to GMAT Holdings, GP, a Tennessee General Partnership by Quitclaim deed from Katheryn R. Francis of record in Instrument No. 20111207-0095618 Register's Office for Davidson County, Tennessee, dated October 21, 2011 and recorded on December 07, 2011.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 35, 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: **209 Joyner Ave, Nashville, Tennessee 37210**.

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 5th DAY OF NOVEMBER, 2020.

GMAT Holdings, G.P., a Tennessee General Partnership

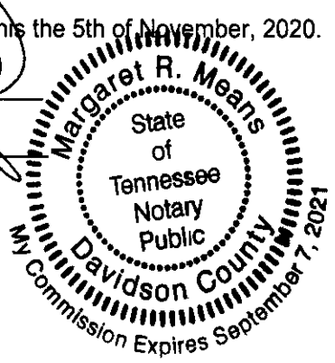
BY:_____
Jeff Gaw
Authorized Agent

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., A TENNESSEE GENERAL PARTNERSHIP, 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., A TENNESSEE GENERAL PARTNERSHIP, 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 5th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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