File No. 270600079

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/07 10:44 2 pgs
Fees:13.00 Taxes:325.60
20070705-0079914

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: Aug 28, 2010

(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Lemont McMillan, Jr.	First Magnus Financial Corporation, an Arizona Corporation	08106025100
(NAME) 2506 Jenkins St.	(NAME) 8 Cadillace Drive. Suite 100	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Brentwood, TN 37027	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry K. Smith, III and Henry K. Smith, Jr., as tenants in common, , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Lemont McMillan, Jr., HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 16, on the Plan of Cumberland Gardens, Section Eight, as shown by plat of record in Plat Book 330, Page 82, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Henry K. Smith, III (son) and Henry K. Smith, Jr. (father) as tenants in common, by Warranty Deed from Alvin L. Smith and wife, Vinella M. Smith, dated July 31, 2006, and of record in Instrument No. 20060825-0105289, Register's Office for said County.

Being the same property conveyed to Alvin L. Smith and wife, Vinella M. Smith by Warranty Deed from Dr. A.P. Johnson, Sr. and wife, Sadie R. Johnson, dated December 7, 1982, and of record in Book 5987, Page 275, Register's Office for said County.

Subject to all matters as set forth per Plat Book 3300, Page 82, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2506 Jenkins St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HIS 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), HIS 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 hands this 28th day of June, 2007.

Henry K. Smith III by Henry K. Smith, Jr. his Attorney-in-Fact

Henry K. Smith III by Henry K. Smith, Jr., his Attorney-in-Fact

Henry K. Smith Jr.

Henry K. Smith Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Henry K. Smith, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Witness my hand at office this 28th day of June, 2007.

Commission expires: Aug. 20, 2007

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Henry K. Smith, Jr., with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20070705-0079913 Registers Office for Davidson, the **Attorney-in-Fact** of Henry K. Smith, III (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 28th day of June, 2007.

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

My Commission Expires:. Aug. 20, 2007

Notary Public.

File Number: 270600079

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027