(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/07 15:50 2 pgs
Fees:13.00 Taxes:370.00

20071127-0137830

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Alison L Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2007.

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Kathy Snider
Notary Public
MY COMMISSION EXPIRES: 5-22-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAGI Group, LLC	SAME	Map 147-2
(NAME) 650 Wedgewood Avenue	(NAME)	Parcel 60
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARVIN G. MELTON AND WIFE, EDNA L. MELTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 401 on the Plan of Caldwell Hall, Section II, of record in Plat Book 2900, page 96, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Marvin G. Melton and wife, Edna L. Melton, by deed from Alvah B. Crawford and wife, Barbara E. Crawford, of record in Book 3914, page 726, said Register's Office. Marvin G. Melton is the same person as Marvin Garfield Melton.

Katherine Ann Huffman is executing this deed on behalf of Marvin G. Melton. See Affidavit and Power of Attorney of record in Instrument # 20071127013782 8, said Register's Office.

Katherine A. Huffman is executing this deed on behalf of Edna L. Melton pursuant to Power of Attorney of record in Instrument # 20071127013782 9, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 2900, page 96, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 108 and Book 3097, page 407, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 310 Binkley Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26 day of November, 2007.

Marvin G. Melton By Katherine Ann Huffman Attorney in Fact

Marvin G. Melton By Katherine Ann Huffman, Attorney in Fact 11/26/07

Edna L. Melton By Katherine A. Huffman Attorney in Fact

Edna L. Melton By Katherine A. Huffman, Attorney in Fact 11/26/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of November, 2007, before me personally appeared Katherine Ann Huffman A/K/A Katherine A. Huffman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Marvin G. Melton and Edna L. Melton and who acknowledged that she executed the same as the free act and deed of Marvin G. Melton and Edna L. Melton

Witness my hand and official seal at Nashville, Tennessee this 26 day of November, 2007.

Commission expires: 11/07/11

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public