WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/09 12:00 2 pgs
Fees:13.00 Taxes:878.31
20090611-0054299

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $237,381.52.

Elizabeth Maison
Affiant

Subscribed and sworn to before me this 11th day of June, 2009.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Magi Group, LLC	SAME	103-04-0-094.00
650 Wedgewood Avenue		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Leatherman and wife, Sandy Leatherman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Magi Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 and the easterly 25 feet of Lot No. 10 of Block 4 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 9 and part of Lot No. 10 adjoin and front together 75 feet on the northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John Leatherman and wife, Sandy Leatherman, by deed from Elizabeth A. Colwell, on February 3, 2006, of record in Instrument Number 20060207-0015222, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 104, Register's Office Davidson County, Tennessee.

This is improved property known as: **4604 Utah Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 10th day of June, 2009.

John Leatherman
John Leatherman

Sandy Leatherman
Sandy Leatherman

STATE OF California
COUNTY OF Santa Clara

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Leatherman and wife, Sandy Leatherman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 10 day of June, 2009

My commission expires Aug 11, 2012

Cinda L Meister

Notary Public

CINDA L. MEISTER
Commission # 1806622
Notary Public - California
Santa Clara County
My Comm. Expires Aug 11, 2012

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY