WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090066151 DEEDWARR
Recvd: 09/29/09 10:15 2 pgs
Fees:13.00 Taxes:1031.93
20090929-0090240

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $278,900.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 2009.

Notary Public
My Commission expires: 10/17/09
(Affix Seal)

JENNA WILLIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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:
Sarah Davis, et al	SunTrust Mortgage, Inc.	103-04-0-094.00
4604 Utah Avenue	P.O. Box 79041	
Nashville, TN 37209	Baltimore, MD 21279	

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, **Magi Group, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sarah H. Davis and husband, Albert Augustus Davis, Barbara B. Hooper and husband, H. Wayne Hooper, and Michael Hooper**, 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 Magi Group, LLC by deed from John Leatherman and wife, Sandy Leatherman, on June 10, 2009, of record in Instrument Number 20090611-0054299, 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 September 25, 2009.

Magi Group, LLC

By Sean Lewis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of September, 2009, before me, appeared Sean Lewis to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Magi Group, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Sean Lewis, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

