WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090077298 DEEDWARR
Recvd: 11/13/09 08:41 2 pgs
Fees: 13.00 Taxes: 924.63

20091113-0104585

BOX 10-A

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

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(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
William Hart	William Hart	Map 115-8
(NAME)	(NAME)	
506 Davidson Road	506 Davidson Road	Parcel 17
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **DOROTHY S. MAGNESS (A/K/A KATHLEEN S. MAGNESS)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM HART AND WIFE, ANDREA HART,** 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. 69 on the Plan of Brook Meade, Section 1, of record in Plat Book 2133, page 77, 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 James E. Magness and wife, Dorothy S. Magness, by deed from John Porter Rogers and wife, Jane Webb Rogers of record in Book 3857, page 368, said Register's Office. James E. Magness conveyed his interest in said property to Dorothy S. Magness by Warranty Deed of record in Book 9272, page 674, said Register's Office.

Dorothy S. Magness is one and the same person as Kathleen S. Magness.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 2133, page 77, said Register's Office; and (c) restrictive covenants of record in Book 2149, page 282, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 506 Davidson Road, Nashville, Tennessee 37205

(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 my hand this 10th day of November, 2009.

DOROTHY S. MAGNESS
A/K/A KATHLEEN S. MAGNESS
Dorothy S. Magness b/ AKA
Kathleen S. Magness b/

BY: Eric Fletcher Magness Her attorney in Fact
Eric Fletcher Magness,
Her Attorney in Fact

Abraham Pasha Cheij

BY: Her Attorney in Fact
Abraham Pasha Cheij,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12TH day of November, 2009, before me personally appeared Eric Fletcher Magness, to me known to be the person who executed the foregoing instrument on behalf of Dorothy S. Magness (a/k/a Kathleen S. Magness) and acknowledged that he executed the same as the free act and deed of Dorothy S. Magness (a/k/a Kathleen S. Magness).

Witness my hand and official seal at Nashville, Tennessee this 12TH day of November, 2009.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

K A. [illegible]
Notary Public

STATE OF Georgia
COUNTY OF ~~Dekalb~~ Cobb

On this 10 day of November, 2009, before me personally appeared Abraham Pasha Cheij, to me known to be the person who executed the foregoing instrument on behalf of Dorothy S. Magness (a/k/a Kathleen S. Magness) and acknowledged that he executed the same as the free act and deed of Dorothy S. Magness (a/k/a Kathleen S. Magness).

Witness my hand and official seal at ~~Nashville~~ Atlanta Georgia, ~~Tennessee~~ this 10 day of November, 2009.

Commission expires: 3-12-11

Joyce Campbell
Notary Public

JOYCE CAMPBELL
NOTARY PUBLIC
COBB COUNTY, GA
STATE OF GEORGIA
MY COMMISSION [illegible] 3.12.11