WARRANTY DEED

LEE E. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $244,500.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2010.

Notary Public
My Commission expires: 01-09-12
(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:
Joel Jonathan Basalyga	US Bank Home Mortgage	172-05-0-B-0-790.00CO
5804 Sterling Oaks Drive	PO Box 7298	
Brentwood, TN 37027	, Springfield, OH 45501-7298	

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 **Joel Jonathan Basalyga, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 on the plan of Sterling Oaks, Phase II, of record in Book 11190, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Magi Group, LLC, from Christina T. Best, by deed on November 16, 2009, of record in Instrument Number 20091120-0106989, 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 11190, page 141, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11119, page 913, and re-recorded in Book 11523, page 625, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5804 Sterling Oaks Drive, Brentwood, TN 37027**

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 April 23, 2010.

Magi Group, LLC

By Sean Lewis, Chief Manager of Magi Group

BILL GARRETT, Davidson County
Trans:T20100025555 DEEDWARR
Recvd: 04/29/10 10:09 2 pgs
Fees:13.00 Taxes:904.65
20100429-0032541

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of April, 2010, 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

