WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/10 14:20 2 pgs
Fees:13.00 Taxes:227.54
20100819-0065740

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, **$61,496.00.**

Affiant

Subscribed and sworn to before me this 16th day of August, 2010.

Notary Public
My Commission expires: 8/13/14
(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	071-16-0-241.00
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, **Larry Grant**, unmarried, 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. 14 on the plan of Subdivision of G.P. Rose's Property, of record in Book 547, page 74, 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 Howard, by deed from Joseph E. Grant and Marsha H. Grant, on April 19, 2000, of record in Instrument Number 20000502-0041121, Register's Office for Davidson County, Tennessee.

* See next page for correct derivation

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 547, page 74, Register's Office Davidson County, Tennessee.

This is improved property known as: **363 Glenrose Ave, Nashville, TN 37210**

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 August 16, 2010.

Larry Grant
Larry Grant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry Grant** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 16, 2010

My commission expires 8/23/14

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

*Correct seller derivation is as follows:

Being the same property conveyed to Joseph E. Grant and wife, Marvia H. Grant by deed from Michael Marion Hodge and wife, Sandy Bryan Hodge on May 31, 1990 of record in Book 9066, page 30, Register's Office for Davidson County, Tennessee. And further conveyed to Larry Grant by Quitclaim Deed from JOseph E. Grant and wife, Marvia H. Grant of record in Instrument Number 20000502-0044121, said Register's Office

I, Andy Maloney, 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, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY