BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100068608 DEEDWARR
Recvd: 10/29/10 09:27 2 pgs
Fees:13.00 Taxes:254.99
20101029-0086569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,917.00

Affiant

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2010.

Notary Public

My Commission Expires NOV. 7, 2011

(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
MAGI Group, LLC	New Owner	
(NAME) 650 Wedgewood Avenue	(NAME)	133-2-324
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, WE, **JOSE MOLINA AND WIFE, ANA MOLINA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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(s) 43 and 44, as shown on the map entitled Nolen Heights, of record in Plat Book 332, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

(LOT 43)

Warranty Deed from Annie Laura Maddin, Mary Binkley Stanford, Billie Putnam Binkley and Frances Evelyn Barker Binkley to Steven Sylvester and wife, Sharon Sylvester, of record in Book 10031, page 903, dated April 25, 1996, said Register's Office.

Warranty Deed from Steven Sylvester and wife, Sharon Sylvester to Jose Molina and wife, Ana Molina, of record as Instrument No. 20050926-0115565, dated September 23, 2005, said Register's Office.

(LOT 44)

Warranty Deed from Annie Laura Maddin, Mary Binkley Stanford, Billie Putnam Binkley and Frances Evelyn Barker Binkley to Steven Sylvester and wife, Sharon Sylvester, of record in Book 10031, page 903, dated April 25, 1996, said Register's Office.

Quitclaim Deed from Steven Sylvester and wife, Sharon Sylvester, to Jose Molina and wife, Ana Molina, of record as Instrument No. 20050926-0115564, dated September 23, 2005, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes, which have been paid; (b) All matters appearing on the plan of record in Plat Book 332, page 122, said Register's Office; (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4100, page 482, Book 7470, page 782, and Book 7470, page 787, said Register's Office; (d) Easement of record as Instrument No. 20040512-0054581, said Register's Office; (e) Application to Combine Parcels of record as Instrument No. 20060830-0107324, said Register's Office; and (f) Property Modifications (Metro Letter) of record as Instrument No. 20090122-0005622, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 312 McCall Street, Nashville, TN 37211

(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 our hands this 28th day of October, 2010.

Jose Molina

Ana Molina

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jose Molina and Ana Molina, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2010.

Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011