03

Realty Title

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brice McMaster 161 Blackpool Drive Antioch, TN 37013	MAGNA BANK 6525 QUAIL HOLLOW RD., #300 MEMPHIS, TN 38120	173-10-0-C-028.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$203,900.00**

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this the 29th day of June, 2011.

Diane K Mann
Notary Public

My Commission Expires: _____
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20110039668 DEEDWARR
Recvd: 07/01/11 13:07 2 pgs
Fees:13.00 Taxes:754.43
20110701-0050671

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Magna Development Corp., a Tennessee Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Brice McMaster, an unmarried individual, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

A.

Land in Davidson County, Tennessee, Being Lot No. 127 on the Plan of Final Plat, Delvin Downs, Phase I, a Planned Unit Development, of record in Instrument No. 20070807-0094328, Register's Office of Davidson County, Tennessee, to which plan reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Blackstone Development, Inc., by Special Warranty Deed from Pinnacle National Bank, dated March 31, 2009, of record in Instrument No. 20090401-0029212, and being further conveyed to Magna Development Corp., by Warranty Deed from Blackstone Development, Inc, dated July 16, 2010, of record in Instrument No. 20100720-0056561, Register's Office for Davidson County, Tennessee.

This is improved property located at: **161 Blackpool Drive, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **June, 2011.**

Magna Development Corp.,

Larry J Hasty

By: **Larry J Hasty**
It's: **Secretary**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Secretary** of **Magna Development Corp.,,** the within named bargainor, a corporation, and that such **Larry J. Hasty**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Secretary.**

Witness my hand and Seal at office on the **29th** day of **June, 2011.**

Notary Public

My Commission Expires: _____

