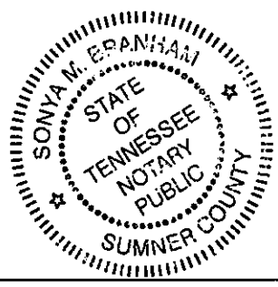
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magna Development Corporation	SAME	173100C04000 CO (Tract I)
(NAME)	(NAME)	173100C03700 CO (Tract II)
50 Mansion Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121450

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Volunteer State Bank**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Magna Development Corporation**, a Tennessee Corporation hereinafter called the GRANTEE, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
BEING Lot No. 139 on the Plan of Delvin Downs, Phase 1, a Planned Unit Development of record as Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tract No. 1 BEING all of the same property conveyed to Volunteer State Bank by Successor Trustee's Deed from Bennett F. Bratcher, Successor Trustee, dated November 6, 2008 and filed of record in Instrument 20081107-0110923, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
BEING Lot No. 136 on the Plan of Delvin Downs, Phase 1, a Planned Unit Development of record as Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Tract No. 2 BEING all of the same property conveyed to Volunteer State Bank by Successor Trustee's Deed from Bennett F. Bratcher, Successor Trustee, dated November 6, 2008 and filed of record in Instrument 20081107-0110924, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20070807-0094340, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☒

This is improved ☐ property, known as 121 Blackpool, Antioch, TN 37013 & 208 Sugar Magnolia, Antioch, TN 37013

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120065937 DEEDWARR
Recvd: 09/04/12 10:41 2 pgs
Fees:13.00 Taxes:49.95
20120904-0079427

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of August, 2012.

Volunteer State Bank

By: _____
Jimmy Overton, Vice President

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jimmy Overton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Volunteer State Bank, the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice President.

Witness my hand and official seal this 30th day of August, 2012.

Commission expires: 9-21-15

_____
Notary Public

