WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069918 DEEDWARR
Recvd: 08/14/13 10:40 2 pgs
Fees:13.00 Taxes:262.70
20130814-0085265

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$71,000.00.
Marilyn Randolph
Affiant

Subscribed and sworn to before me this 5th day of August 2013
Notary Public
My Commission expires: OCTOBER 21, 2013

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
KAFWND, LLC	SAME	133-01-0-133.00
P.O. Box 764	P. O. Box 764	
Lebanon, TN 37088	Lebanon, TN 37088	

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 **KAFWND, 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. 97 and the easterly part of Lot No. 96 on the plan of Patterson's Subdivision of Maple Hill, of record in Book 332, page 75, Register's Office for Davidson County, described as follows:

Beginning on the southerly margin of Patterson Street at the corner of Lots Nos. 97 and 98; thence with said street westwardly 56 feet to the northeast corner of the property conveyed to Frances Jenkins Darnell by deed from John R. Todd and wife, of record in Book 1816, page 111, said Register's Office; thence with the easterly line of said Darnell's property southwardly 158 feet, more or less, to the northerly margin of an alley; thence with said alley eastwardly 54 feet, more or less, to the corner of Lots Nos. 97 and 98; thence with the line between said two lots northwardly 157.7 feet to the beginning.

Being the same property conveyed to Magi Group, LLC, from James Clifford Frazier, Jr., by deed on January 31, 2011, of record in Instrument Number 20110131-0008619, 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 332, page 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **405 Patterson Street, Nashville, TN 37211**

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 1, 2013.

Magi Group, LLC

By Sean Lewis, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of August, 2013, 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 Managing Memberof 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:

7/6/15

