File Box 9B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31410-08-2013** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this 11th day of October, 2013. Notary Public My Commission Expires: KELLY E. BACON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner: Jon W. McWright 6849 River Ridge Drive Nashville, TN 37221	**Send Tax Bills To:** Primary Capital Advisors LC 1000 Parkwood Circle, Ste. 600 Atlanta, GA 30339	**Tax Information:** Map and Parcel No.: 141 150 C 06000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **A. Miller Magness, married** ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Jon W. McWright** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6849 River Ridge Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20130088376 DEEDWARR
Recvd: 10/14/13 10:00 3 pgs
Fees:18.00 Taxes:684.50

20131014-0107167

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lindsay Hughes Magness joins in the execution of this instrument for the purpose of conveying her marital rights, if any, in the subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of October, 2013.

A. Miller Magness

Lindsay Hughes Magness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **A. Miller Magness and Lindsay Hughes Magness**, 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, at office, this 11th day of October, 2013.

NOTARY PUBLIC
My Commission Expires: _____

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Phase "10" Rolling River Estates, of record in Plat Book 6200, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to A. Miller Magness, unmarried, by deed dated September 16, 2003, from Beth Gilliam and husband, Keith W. Gilliam, of record in Instrument No. 20030924-0141464, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 141 150 C 06000 CO.
2. Restrictive covenants contained in an instrument of record in Book 4788, page 950, amended in Book 4871, page 640, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Rolling River Estates of record in Book 4892, page 689, and Book 6298, page 934, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of Rolling River Estates Homeowners Association, of record in Book 4892, page 679, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Rolling River Estates Homeowners Association of record in Book 4892, page 671, amended in Book 8276, page 552, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 6200, page 53, Register's Office for Davidson County, Tennessee.