BILL GARRETT, Davidson County
Trans:T20130098180 DEEDWARR
Recvd: 11/19/13 09:57 3 pgs
Fees:18.00 Taxes:185.00

20131119-0119121

50,000.00

(9)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-SL-13-3722

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MAGI GROUP, LLC (NAME)	NEW OWNER (NAME)	
650 Wedgewood Road (ADDRESS)	(ADDRESS)	92-13-233.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **RICHARD CROTZER AND WIFE, RACHEL LEE CROTZER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MAGI GROUP, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

NOTE: RACHEL LEE CROTZER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER OR PLAT BOOK 421, PAGE 10, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **3722 Nevada Avenue Nashville, Tennessee 37209**
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 7th day of November, 2013.

Richard Crotzer

Rachel Lee Crotzer

Rachel Lee Crotzer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Crotzer and wife, Rachel Lee Crotzer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

EXHIBIT "A"

Being the Easterly part of Block No. 28 on the Plan of the South Extension of Charlotte Park Company's Second Addition, of record in Book 421, Page 10, Register's Office for said County, and described according to a copy of a survey made by Norris H. Hickerson, Surveyor, October 26, 1953, as follows:

Beginning at a point in the Northerly margin of Nevada Avenue, formerly 3rd. Avenue, at a point 87.3 feet Easterly from the intersection of Nevada Avenue and 38th Avenue North, formerly "A" Street said point being 87.3 feet Westerly from the intersection of Nevada Avenue and a dedicated alley; thence North 0 deg. 15' West 165.5 feet to a point in the Southerly margin of an alley; thence with the margin of said alley North 75 deg. 30' East 90 feet to the Northeasterly corner of said Block being the intersection of two alleys; thence with the margin of the alley South 3 deg. West 180.3 feet to the Northerly margin of Nevada Avenue; thence with the margin of said Avenue South 83 deg. West 87.3 feet to the point of beginning.

Being the same property conveyed to Richard Crotzer by Quitclaim Deed from Judy Lynn Fletcher recorded on _____ in Instrument Number 20131119-0119114, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Crotzer by Quitclaim Deed from Madison MacDonald Waggoner and Keith Waggoner recorded on _____ in Instrument Number 20131119-0119117, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Crotzer by Quitclaim Deed from Leslie N. Littleton recorded on _____ in Instrument Number 20131119-0119119, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Crotzer by Quitclaim Deed from Valerie Blanton recorded on _____ in Instrument Number 20131119-0119120, in the Register's Office for Davidson County, Tennessee.