QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $380,000.00

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Group, Inc.	NEW OWNER	118-06-0-024.00
(NAME) **P.O. Box 158444**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/We, **William H. Smallman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Magness Group, Inc.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee,

Being Units A and B on plat of record in Instrument Number **201312180128060**, Register's Office for Davidson County, Tennessee

Being the same property conveyed to William H. Smallman by Warranty Deed from Theodore R. Ensley, individually and as Executor of The Estate of Nadine L. Ensley, decease, of record in Instrument Number 20120927-0088235, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140004563 DEEDQC
Recvd: 01/21/14 14:58 2 pgs
Fees:13.00 Taxes:1406.00

20140121-0005684

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 817 A & B Clayton Avenue, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (Postal Zip)

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 21st day of January, 2014.

William H. Smallman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William H. Smallman,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of January, 2014.

Commission expires: 10/18/16

Notary Public

