WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28TH~~ 31st DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

File No.: ALW-14-2306

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.	SAME	105-13-378.00
(NAME)	(NAME)	
2814 12th Ave. So., Ste. 204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **VELDA V. BECKWITH, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS GROUP, INC.**, 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:

Being part of a lot marked "Jacob Schmidt" 9 acres, W. L. B. Lawrence land of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl dated January 23, 1978, as follows: Beginning at a point in the East margin of 10th Avenue South, at a point 150 feet South of the South margin of Waldkirch Avenue; thence Easterly 126 feet to a point in the West margin of a 10-foot alley; thence with the margin of said alley, Southerly 44 feet to a point; thence Westerly 126 feet to a point in the East margin of 10th Avenue South; thence with the margin of the same, Northerly 44 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Horace Lee and Katie L. Lee to Velda V. Beckwith as recorded on the 23rd day of October, 1998 in Book 11168, Page 88; Quit Claim Deed from Nationscredit Corporation, a Georgia Corporation to Horace Lee and Katie L. Lee as recorded on the 19th day of June, 1996 in Book 10092, Page 79 and Substitute Trustee's Deed from James A. Crislip, Substitute Trustee to NationsCredit Corporation as recorded on the 19th day of May, 1995 in Book 9676, Page 279, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2306 10th Avenue South, Nashville, TN 37204
(House Number) (Street) (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 GRANTEES, 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 28th day of March, 2014.

Velda V. Beckwith
Velda V. Beckwith

BILL GARRETT, Davidson County
Trans:T20140021694 DEEDWARR
Recvd: 04/01/14 10:50 2 pgs
Fees:13.00 Taxes:980.50
20140401-0026774

STATE of California)
COUNTY of San Diego

On 3/28/, 2014, before me, Ramona KhyroLamoor, Notary Public, personally appeared Velda V. Beckwith, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

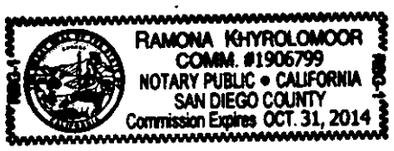
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature

Ramona Khyrolamoor

Notary Public
My commission expires: Oct 31/2014



This area for official notarial seal

Notary Name: RAMONA KHYROLAMOOR
Notary Registration Number: 1906799

Notary Phone: (619) 246-5141
County of Principal Place of Business: San Diego

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171