BILL GARRETT, Davidson County
Trans:T20140045311 DEEDWARR
Recvd: 06/26/14 08:07 2 pgs
Fees:13.00 Taxes:2312.50
20140626-0055809

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016

(AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

File No.: ALW-14-915-UNITB

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
Richard W. Nord, II	New Owner	118-01-0-V-002.00CO
(NAME)	(NAME)	
915-B Halcyon Ave.		
(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, **MAGNESS GROUP, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RICHARD W. NORD, II**, 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:

Land in Davidson County, Tennessee, being Unit B, 915 HALCYON AVENUE TOWNHOMES, as shown on Exhibit "C" of record in Instrument No. 20131023-0110525, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from William H. Smallman to Magness Group, Inc. as recorded on the 21st day of January, 2014 in Instrument No. 20140121-0005685; Quitclaim Deed from William H. Smallman to Magness Group, Inc. as recorded on the 27th day of November, 2013 in Instrument No. 20131127-0121979; Warranty Deed from Ronnell Griffin, a single woman to William H. Smallman as recorded on the 18th day of September, 2013 in Instrument No. 20130918-0098387; Affidavit of Heirship as recorded on the 24th day of August, 2009 in Instrument No. 20090824-0079410; Last Will and Testament as recorded on the 24th day of August, 2009 in Instrument No. 20090824-0079409; Warranty Deed from Carl D. Smith and wife, Rubye W. Smith to Willie Wordlaw, Jr. and wife, Ruby L. Wordlaw as recorded on the 20th day of July, 1967 in Deed Book 4153, Page 694, 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 915-B Halcyon Ave., 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 20th day of June, 2014.

Magness Group, Inc.

BY: _____, authorized agent

Adam LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of June, 2014, before me personally appeared Adam LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Magness Group, Inc., the within named bargainor, a corporation, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of June, 2014.

_____
Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:

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