WARRANTY DEED

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/24/2016

(AFFIX SEAL)

B-MG-14-617

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darwin J. Tejada Calix and Kevin S. Tejada	New owner	
(NAME)	(NAME)	**147-01-0-239.00**
617 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/we **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DARWIN J. TEJADA CALIX, UNMARRIED KEVIN S. TEJADA, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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 Lot No. 255 on the Plan of Caldwell Hall, Section Two of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 255 fronts 80 feet on the southerly margin of Harding Place and extends back 155.7 feet on the easterly line and 157.8 feet on the westerly line to a dead line in the rear on which it measures 80.5 feet.

Being the same property conveyed to Magi Group, LLC, a Tennessee limited liability company by deed from Willie A. Carnes and wife, Rubystine H. Carnes of record in Instrument No. 20080701-0067803 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 1, 2008.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3097, Page 407 and Book 1788, page 108, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Harding Place, Nashville, Tennessee 37211**.

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 hereln 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.

BILL GARRETT, Davidson County
Trans:T20140048816 DEEDWARR
Recvd: 07/09/14 09:32 2 pgs
Fees:13.00 Taxes:641.95
20140709-0060286

Witness my/our hand(s) this the 3rd DAY OF JULY, 2014.

Magi Group, LLC, a Tennessee limited liability company

John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the authorized agent of Magi Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of July, 2014.

Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:

American Title & Escrow Services,
7101 Sharondale Court
Suite 200
Brentwood, TN 37027