QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140061543 DEEDQC
Recvd: 08/20/14 10:27 2 pgs
Fees:12.00 Taxes:0.00
20140820-0075626

THIS INSTRUMENT WAS PREPARED BY
Rudy, Wood & Winstead, PLLC
1812 Broadway, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Magness Group, Inc.	NEW OWNER	118-1-422.00
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MAGNESS GROUP, INC.**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES 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 Lot No. 4, Map of Mrs. Meta Gale's Lots in Waverly Place, as shown on plat of record in Plat Book 974, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

For reference: Said Lot No. 4 fronts 50 feet on the northerly side of Knox Avenue extended, and runs back 107 feet on the easterly line and 117 feet on the westerly line to a dead line measuring 50 feet thereon.

Being the part of the same property conveyed to Magness Group, Inc. by Warranty Deed from Norman J. Follis, III, of record as Instrument No. 201405130040808, in the Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

unimproved ☐

This is improved ☒ property, known as 812 Knox 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 19 day of August, 2014.

MAGNESS GROUP, INC.

William Smallman, President

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 is the President of Magness Group, Inc., and that he, in his capacity as President, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of August, 2014.

Commission expires: 10/18/16

Notary Public

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