WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140065164 DEEDWARR
Recvd: 09/03/14 09:19 2 pgs
Fees:13.00 Taxes:60.13
20140903-0080198

PAULA M. VAN CUYK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 225 A Dunbar Cave Road Clarksville, Tennessee 37043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay T. Faulkner	Jay T. Faulkner	Portion of 104-01-0-456.00
(NAME)	(NAME)	
203 36th Ave. S	203 36th Ave S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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 considerations, the receipt of which is hereby acknowledged, **1/We, Magness Group, Inc.** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jay T Faulkner and Rachel L Faulkner, husband and wife, as Tenants by the Entirety,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 24th Council, District of Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

BEING A PORTION OF LOT NO. 2 on the Plan of Resubdivision of the Easterly one-half of Lot 174 on the Plan of Part of West Grove Subdivision (Book 421, Page 88 R.O.D.C., TN), and Lot 8 and part of Lot 5, on the Map of M.T. Pendergrass' Subdivision of Lots 175 and Lot 176 West Grove (Book 547, Page 185, R.O.D.C., TN), of record in Instrument Number 20140708-0060178, Register's Office for Davidson County, described as follows:

BEGINNING at an iron rod (new) in the Westerly line of the easterly one-half of Lot 174, West Grove Subdivision (Book 421, Page 89 R.O.D.C. TN), said rod being located N 23°30'53" E 189.47 feet from an iron rod (old) on the Northerly Margin of Pilcher Avenue at the Southwest corner of said Easterly one-half of Lot 174 owned by William Smallman (Instrument # 20140130-0008304 R.O.D.C., TN) and the southeast corner of the Lana E. Smith (Instrument # 20091203-0110651 R.O.D.C., TN); thence with the line between said Smallman and Smith N 23°30'53" E 182.20 feet to an iron rod (old) in the Southerly margin of the railroad right of way at said Smallman's Northwest corner and said Smith's Northeast corner; thence with said railroad right of way S 83°57'44" E 25.72 feet to an iron rod (old) at the Northwest corner of the Randall Welch Land (Book 8402, Page 145, R.O.D.C., TN); thence with said Welch S 20°49'13" W 50.96 feet to an iron rod (old) at the Northwest corner of the Jay T. Faulkner and Rachel L. Faulkner Land (Instrument # 20130927-0101830 R.O.D.C., TN); thence with said Faulkner S 19°44'26" W 139.32 feet to an iron rod (new); thence, severing said Smallman N 66°29'07" W 36.10 feet to the point of beginning, the described land containing 5595.28 Square feet or 0.13 Acres, more or less, as described by a survey dated 1-29-14 by CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD TN. R.L.S.# 1838)

This being a portion of the same property conveyed to Magness Group, Inc. by Quitclaim Deed from William H. Smallman and filed for record on 05/13/2014 in Instrument No. 20140513-0041102 in the Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Subject to all matters on the Plan of record in Book 421, Page 88 and Instrument Number 20140708-0060178, in the Register's Office for Davidson County, Tennessee.

This is improved x property, known as 203 36th St. S. Nashville, TN 37209
(unimproved)
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of August 2014

Magness Group, Inc.

By: _____

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 Smallman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President for Magness Group, Inc. and he is authorized by Magness Group, Inc. to execute this instrument on its behalf as such president.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August 2014

Commission expires: 6/12/2017

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Notary Public

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY