WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140070280 DEEDWARR
Recvd: 09/19/14 10:51 2 pgs
Fees:13.00 Taxes:281.94
20140919-0086189

J-JG-14-1040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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)
MAGI GROUP, LLC	NEW OWNER	
(NAME)	(NAME)	**81-16-249.00**
650 Wedgewood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHRISTINA NORRIS, ESQ., SPECIAL MASTER,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey by **Order of the Probate Court of Davidson County, Tennessee, Docket No. 13P-2011**, unto **MAGI GROUP, LLC,** hereinafter called the Grantee, its successors 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 the Easterly 40 feet of Lot No. 37 in McGavock & Wetmore's First Addition to Nashville, called the "Town of McGavock", a plan of which is recorded in Book 21, Page 23, Register's office for said County.

The part of said Lot No. 37 herein conveyed fronts 40 feet on the Northerly side of Scovel Street and extends back Northerly between parallel lines and with the Westerly line of Lot No. 38, 150 feet to an alley in the rear.

Being the same property conveyed to Martha [Frierson] Martin by deed from Napoleon Martin and wife, Gwendolyn Martin, dated January 31, 1968 of record in Book 4213, Page 384, Register's Office for Davidson County, Tennessee. Said Martha Frierson Martin having since died intestate on March 5, 2000 leaving Isaac Napoleon Martin, Lee Samuel Martin, Jr., Michael Martin and Gwendolyn Martin [Berkley] as her heirs at law as evidenced by Affidavit of Heirship recorded in Instrument No. 20080818-0084437, Register's Office for Davidson County, Tennessee. Said Isaac Napoleon Martin having since died testate on January 20, 2013 and bequeathed his interest in said property to Doristiene Martin (Last Will and Testament as shown of record in Docket No. 13P-2011, Probate Court of Davidson County, Tennessee and as Exhibit A in Quitclaim Deed of record in Instrument No. 20131213-0126410, Register's Office for Davidson County, Tennessee). Doristiene Martin having since conveyed ½ of her interest in said property (total of interest ¼ of property) to Alphanette Martin by deed recorded in Instrument No. 20131213-0126410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1040 Scovel Street, Nashville, Tennessee 37208**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Special Master, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 15th DAY OF SEPTEMBER, 2014.

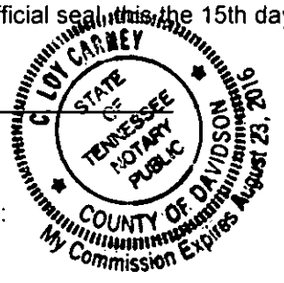
Christina Norris, Esq., Special Master

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public for said County and State, Christina Norris, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Special Master and that she as such Special Master being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2014.

Notary Public



My Commission Expires:

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