WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140074735 DEEDWARR
Recvd: 10/03/14 10:57 2 pgs
Fees: 13.00 Taxes: 2236.35
20141003-0091667

File No.: ALW-14-815-CLAYTON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $604,419.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee Notary Public

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
Jeremy Hutzel and Aubrie Hutzel	Pinnacle Bank	118-06-0K-001.00 CO
(NAME)	(NAME)	
815 Clayton Avenue	150 3rd Avenue South, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37201	
(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, JEREMY HUTZEL AND WIFE, AUBRIE HUTZEL, 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 A, as shown on Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 817 CLAYTON AVENUE HOMEOWNERS' ASSOCIATION, INC., as shown of record in Instrument No. 20131218-0128060, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to William H. Smallman by Warranty Deed from Theodore R. Ensley, individually and as Executor of The Estate of Nadine L. Ensley, deceased, dated September 24, 2012, recorded September 27, 2012 in Instrument No. 20120927-0088235, in the Register's Office for Davidson County, Tennessee. (Consideration Amount was $262,309.00)

Further being a portion of the same property conveyed to Magness Group, Inc., by Quitclaim Deed from William H. Smallman, dated January 21, 2014, recorded January 21, 2014 in Instrument No. 20140121-0005684, in the Register's Office for 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 815 Clayton Avenue, 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 1st day of October, 2014.

Magness Group, Inc.

BY: _____
William Smallman, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of October, 2014, before me personally appeared William Smallman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Magness Group, Inc., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of October, 2014.

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



RETURN TO:

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