WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078878 DEEDWARR
Recvd: 10/20/14 14:37 2 pgs
Fees:13.00 Taxes:1036.00

20141020-0096617

File No.: ALW-14-809

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2014.

Amanda Vaughn
Notary Public

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

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

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
Magness Group, Inc.	New Owner	11801040400
(NAME)	(NAME)	
2814 12th Ave. So., Ste. 204		
(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 by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CHARLES EDWARD REYNOLDS (SR.)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS GROUP, INC.**, 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.9, on the MAP OF THE BRANSFORD REALTY COMPANY'S MONTROSE PARK SUBDIVISION, as shown on plat of record in Plat Book 547, Page 25, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Edward Reynolds and wife, Ailene E. Reynolds by Warranty Deed from James F. Slowey and wife, Amanda W. Slowey, dated August 14, 1968, recorded August 16, 1968 in Deed Book 4260, Page 963, in the Register's Office for Davidson County, Tennessee.

Ailene E. Reynolds having since passed away on February 2, 1999.

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 809 Montrose Ave., Nashville, TN 37211
(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 20th day of October, 2014.

Charles Edward Reynolds Sr By Chas E Reynolds in attorney in fact

Charles Edward Reynolds (Sr.) by Charles Edward Reyonlds, Jr. Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of October, 2014, before me personally appeared Charles Edward Reynolds, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Charles Edward Reynolds, Sr. and who acknowledged he executed the same as the free act and deed of the said Charles Edward Reynolds, Sr..

Witness my hand and official seal, this the 20th day of October, 2014.

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

Notary Public
My Commission Expires: 10/18/16

RETURN TO:

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