# WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

B-MG-14-1040

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $101,000.00.

Karen A. Campbell
Affiant

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

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17
(AFFIX SEAL)

**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) |
|---|---|---|
| **Karen A. Campbell and Daniel Rauso** | new owner | |
| (NAME) | (NAME) | **08161024900** |
| **1040 Scovel Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MAGI GROUP, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAREN A. CAMPBELL AND DANIEL RAUSO,** 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 the Easterly 40 feet of Lot No. 37 on the Plan of Plan of McGavock's Town North Nashville of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. ✱

Being the same property conveyed to Martha Martin by deed from Napoleon Martin and wife, Gwendolyn Martin of record in Book 4213, page 384, Register's Office for Davidson County, Tennessee, dated 1/31/1968 and recorded on 2/21/1968. The said Martha Martin having since died intestate on 3/5/2000 and by Affidavit of Heirship of record in Instrument No. 20080818-0084437 named her living son Isaac Napoleon Martin and her grandchildren, Lee Samuel Martin, Jr., Michael Martin and Gwendolyn Martin (Berkley) as her heir at law. And further her son, the said Isaac Napoleon Martin having since died testate on 1/20/2013 and by his last Will and Testament vested his interest unto his daughter Doristiene Martin of record in Probate Court under docket # 13P790 and the said Doristiene Martin having since conveyed her interest by Quitclaim Deed of record in Instrument No. 20131213-0126410 to Alphanette Martin, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Magi Group, LLC by deed from Christina Norris, ESQ., Special Master, by Order of the Probate Court, Davidson County, Docket No. 13P-2011 of record in Instrument No. 20140919-0086189 Register's Office for Davidson County, Tennessee, dated 9/15/2014 and recorded on 9/19/2014.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record 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 said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140079192 DEEDWARR
Recvd: 10/21/14 13:11 2 pgs
Fees:13.00 Taxes:373.70
20141021-0096985

✱ 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.

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

Magi Group, LLC, a Tennessee Limited Liability Company

Sean M. Lewis, Member

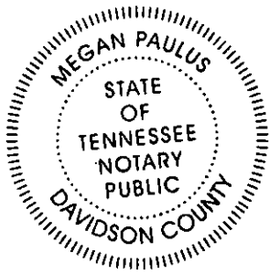
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean M. Lewis to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Magi Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of April, 2014.

Notary Public

My Commission Expires: 1-9-16




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