WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086502 DEEDWARR
Recvd: 11/17/14 13:59 2 pgs
Fees:13.00 Taxes:2999.59
20141117-0105893

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,699.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

File No.: ALW-14-811-SALE

ADAM G. LaFEVOR NOTARY PUBLIC STATE OF TENNESSEE

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
Chris M. Sobey and Jenna M. Helmer Sobey	First Tennessee Bank National Association	118-1-405.00
(NAME)	(NAME)	
811 Montrose Ave	300 Court Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Memphis, TN 38103	
(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, **CHRISTOPHER MATTHEW SOBEY AND JENNA MICHELLE HELMER SOBEY, HUSBAND AND WIFE**, 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 part of Lot No. 10 on the Map of the Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, Page 25, Register's Office for said County.

Beginning at a point in the Southerly margin of Montrose Avenue, the common corner of Lots 10 and 11; thence with the line between said lots, Southwardly 139 feet 4 inches, more or less, to the Northerly margin of a part of said lot conveyed to Lillian M. Hargrove by deed of record in Book 699, Page 571, Register's Office for Davidson County, Tennessee; thence with Hargrove's Northerly line Eastwardly 43.5 feet, more or less, to Hargrove's Northeasterly corner; thence with her Easterly line Southwardly 26 feet, more or less, to the Southerly line of Lot 10; thence with same, Eastwardly 24 feet, more or less, to the common corner of Lots 9 and 10; thence with the line between said lots, Northwardly 161 feet to the Southerly margin of Montrose Avenue; thence with the same, Westwardly 60 feet to the point of beginning.

Being the same property conveyed to George Leon Davis, Sr. by Quitclaim Deed from Robert L. Jackson, Executor of the Estate of Dorothy L. Burks, dated 04/13/2011, recorded 04/25/2011, in Instrument No. 20110425-0031439, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Smallman by Warranty Deed from George Leon Davis Sr., a married man, dated 02/20/2014, recorded 02/24/2014, in Instrument No. 20140224-0015488, 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 811 Montrose Ave, 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 13th day of November, 2014.

Magness Group, Inc.

BY: _____
William Smallman, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of November, 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 13th day of November, 2014.

_____
Notary Public
My Commission Expires: 10/18/16

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

RETURN TO:

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