WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096863 DEEDWARR
Recvd: 12/29/14 13:41 2 pgs
Fees:13.00 Taxes:1147.00
20141229-0118444

File No.: ALW-14-1203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Jensi Parkhurst, State of Tennessee Notary Public, Davidson County, My Commission Expires August 23, 2015

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., and IRA Innovations LLC fbo William Smallman Roth IRA	New Owner	105133A/00100CO 105133A/00200CO 105133A/90000CO
(NAME)	(NAME)	
P.O. Box 158444		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, we, ABBEY G. BURKHALTER (NOW KNOWN AS ABBEY ADAMS) AND HUSBAND, AUSTEN ADAMS, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS GROUP, INC.** , its successors and assigns, a **60% INTEREST** and to **IRA INNOVATIONS LLC FBO WILLIAM SMALLMAN ROTH IRA**, its successors and assigns, a **40% INTEREST**, in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units A and B, 1203 Ashwood Cottages, as shown of record in Declaration of Covenants, Conditions and Restriction recorded at **Instrument No. 20141202-0110552**, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Abbey G. Burkhalter, unmarried, by Warranty Deed from Cornerstone Investments, Inc., recorded June 10, 2010 in **Instrument No. 20100610-0045287**, in the Register's Office for Davidson County, Tennessee.

Formerly being property known as:

Land in Davidson County, Tennessee, being Lot No. 4, CLEMMONS SUBDIVISION, as shown on plat of record in Plat Book 5800, Page 262, in the Register's Office for Davidson County for Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Abbey G. Burkhalter, unmarried by Warranty Deed from Cornerstone Investments, Inc., recorded June 10, 2010 in Instrument No. 20100610-0045287, in the Register's Office of Davidson County for Tennessee.

Austen Adams joins in this Warranty Deed to convey any and all interest, rights or title to the subject property described above.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantees; 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 1203 Ashwood Avenue, Units A and B, Nashville, TN 37212

(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 GRANTEES 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 GRANTEES, their successors 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 22nd day of December, 2014.

Abbey G. Burkhalter , now known as Abbey Adams

Austen Adams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abbey G. Burkhalter, now known as Abbey Adams, and Austen Adams, wife and husband, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2014.

Notary Public
My Commission Expires: 01/16/16

(SEAL)

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