File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150001177 DEEDWARR
Recvd: 01/06/15 14:34 2 pgs
Fees:13.00 Taxes:1256.15
20150106-0001452

W & I Ref: (DKM) Title No.: 57077
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Magness Group, Inc. P.O. Box 158444 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 10514018300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$339,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis Campbell Sloss**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Magness Group, Inc.**, a Tennessee Corporation, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Real Estate of W.W. Henry, deceased, of record in Minute Book "2", Page 516, County Court for said County and described according to a survey made by Erle Drake, County Surveyor, May 11, 1934, as follows:

BEGINNING at a point on the southerly margin of Hillview Heights (formerly Hillview Avenue or Woods Avenue), 165 feet west of the westerly margin of Cisco Street; thence southerly parallel to the westerly margin of Cisco Street, 204 1/4 feet to a point; thence westerly 80 feet more or less to a point; thence northerly 204 1/4 feet to the southerly margin of Hillview Heights (formerly Hillview Avenue or Woods Avenue); thence with the margin of the same, easterly 80 feet more or less to the beginning.

Being the same property conveyed to Aaron E. Sloss and wife, Susie Sloss by Warranty Deed from Melba Wood, dated June 9, 1965, recorded June 17, 1965 in Book 3903, Page 21, Register's Office for Davidson County, Tennessee. Aaron E. Sloss having since died.

Further, being the same property conveyed to Phyllis Campbell Sloss by Quitclaim Deed dated June 9, 1999, recorded July 16, 1999 from Susie Sloss, a widow, reserving a life estate, of record in Book 11575, Page 766, Register's Office for Davidson County, Tennesssee. Susie Sloss having since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Minute Book 2, Page 516, County Court Plan Book, to which reference is hereby made.

This is improved property, known as 827 Hillview Heights, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 2015.

Phyllis Campbell Sloss

State of Tennessee

County of Davidson

On this 5th day of January, 2015, before me the undersigned authority, personally appeared Phyllis Campbell Sloss, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $339,500.00.

Affiant

Sworn and subscribed before me this 5th day of January, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017