WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

File No.: ALW-15-3610

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
Cecil W. VanDevender and Lauren M. Bardwell	DAS Acquisition Company, LLC	104-1-155.00
(NAME)	(NAME)	
205 31st Avenue N #310	12140 woodcrest Executive Dr, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	St. Louis, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150005023 DEEDWARR
Recvd: 01/21/15 12:08 2 pgs
Fees:13.00 Taxes:2386.54
20150121-0005878

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, CECIL W. VANDEVENDER, A SINGLE PERSON AND LAUREN M. BARDWELL, A SINGLE PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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. 1, RESUBDIVISION OF THE EASTERLY ONE-HALF OF LOT 174 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION (BOOK 421, PAGE 88 RODC) AND LOT 8 AND PART OF LOT 5 ON THE MAP OF M.T. PENDERGRASS' SUBDIVISION OF LOTS 175 AND 176, WEST GROVE (BOOK 547, PAGE 185 RODC), as shown on plat of record in Instrument No. 20140708-0060178, 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 part of the same property conveyed by Trustee's Deed from C. Tucker Herndon, Substitute Trustee to J. Seth Jennings & William Smallman, dated June 10, 2011, recorded June 17, 2011 in Instrument No. 20110617-0046593, in the Register's Office of Davidson County, Tennessee.

Further being a part of property conveyed in Quitclaim Deed from J. Seth Jennings to William H. Smallman, dated January 28, 2014, recorded January 30, 2014 in Instrument No. 20140130-0008304, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed by Quitclaim Deed from William H. Smallman to Magness Group, Inc., dated April 12, 2014, recorded May 13, 2014 in Instrument No. 20140513-0041102, 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 3610 Pilcher Avenue, Nashville, TN 37209

(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 16th day of January, 2015.

Magness Group, Inc.

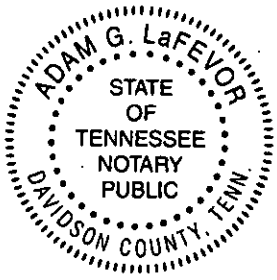
BY: _____
William Smallman, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of January, 2015, 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 16th day of January, 2015.

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



RETURN TO:

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