WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009481 DEEDWARR
Recvd: 02/06/15 10:08 2 pgs
Fees:13.00 Taxes:2328.98
20150206-0011248

File No.: ALW-14-914-UNITA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,454.47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

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
Ben Owenell	Avenue Bank	105-13-U-1.00CO
(NAME)	(NAME)	
850 Glendale Lane	3823 Cleghorn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, I/WE, MAGNESS GROUP, INC., herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, BEN OWENELL, AN UNMARRIED MAN, 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 Unit A, 914 BRADFORD AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140522-0044263, 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 a portion of the same property conveyed to Domonique Redmond and husband, Jason Redmond by Warranty Deed from Victoria H. Jobe, Widow, dated December 19, 2003, recorded January 7, 2004 in Instrument No. 20040107-0002557, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the property conveyed by Warranty Deed from Domonique Redmond and husband, Jason Redmond to William Smallman, dated February 19, 2014, recorded February 24, 2014 in Instrument No. 20140224-0015500, in the Register's Office of Davidson County, Tennessee.

Further being a portion of the same property conveyed by Quitclaim Deed from William H. Smallman to Magness Group, Inc., dated May 14, 2014, recorded May 22, 2014 in Instrument No. 20140522-0044262, in the Register's Office for Davidson County, Tennessee. (Consideration/Value: $0.00)

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 914 A Bradford Avenue, 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 4th day of February, 2015.

Magness Group, Inc.

BY: authorized agent
Adam LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of February, 2015, before me personally appeared Adam LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Magness Group, Inc., the within named bargainor, a corporation, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of February, 2015.

Jens Parkhurst
State of Tennessee Notary Public
Davidson County
My Commission Expires August 23, 2016

Notary Public
My Commission Expires: 8/23/16

RETURN TO:

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