WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030625 DEEDWARR
Recvd: 04/23/15 08:18 2 pgs
Fees:13.00 Taxes:3459.50

20150423-0036150

File No.: ALW-15-927

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/18/16
(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
Charles Gerber and HAYLEY GERBER	NEW OWNER ~~NONE~~	118-1-310.00
(NAME)	(NAME)	
927 Montrose Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, CHARLES GERBER AND WIFE, HAYLEY GERBER, 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. 142, PLAN OF MONTROSE PLACE, as shown on plat of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 142 fronts 50 feet on the Southerly side of Montrose Avenue, formerly Bethel Street or Avenue and runs back 175.8 feet on the Westerly line and 177.2 feet on the Easterly line to an alley, measuring 50 feet thereon.

Being the same property conveyed by Quitclaim Deed from William Smallman to Magness Group, Inc. as recorded on the 9th day of December, 2014 in Instrument No. 20141209-0112796 and Warranty Deed from Evelyn A. Eddings, unmarried and James W. Derrick, unmarried to William Smallman as recorded on the 4th day of September, 2014 in Instrument No. 20140904-0081201, in the Register's Office of 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 927 Montrose 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 20th day of April, 2015.

Magness Group, Inc.

ADAM G. LAFEVOR
AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of April, 2015, before me personally appeared ADAM G. 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 President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of April, 2015.

Notary Public
My Commission Expires: 8/23/2016

HANNAH K. AYERS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:

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