WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039021 DEEDWARR
Recvd: 05/20/15 08:30 2 pgs
Fees:13.00 Taxes:1202.50
20150520-0046283

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2015.

Notary Public

My commission expires: 8/23/16

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Magness Group, Inc.	**New Owner**	**Map 105-09-0, Parcel 226.00**
2814 12th Avenue South		
Nashville, TN 37204-2513		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Henry Hill and wife, Mary E. Hill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Magness Group, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 on the Plan of G. R. Huline's Subdivision of Lots 37 and 38, Waverly Land Company's Addition to Nashville, of record in Book 421, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Henry Hill and wife, Mary E. Hill by Deed from Larry Alexander, Trustee, with full power to convey and transfer, dated April 4, 1980, of record in Book 5587, Page 636, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 421, Page 163, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (__X__) Unimproved (____) property, known as **1019 Caldwell Avenue, 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 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 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 **5th** day of **May, 2015.**

Henry Hill

Henry Hill

Mary E. Hill

Mary E. Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Henry Hill and Mary E. Hill,** the within named sellers, 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 at Nashville, Tennessee, this **5th** day of **May, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17