WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150050196 DEEDWARR
Recvd: 06/23/15 14:32 2 pgs
Fees:13.00 Taxes:757.39

20150623-0060154

File No.: AGL-15-1212

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THE TRANSFER IS $204,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SAYYA L ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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
John Morris II and Patricia G. Morris	Mortgage Investors Group	61-15-126.00
(NAME)	(NAME)	
1501 Rosa L. Parks Blvd	8320 East Walker Springs Lane # 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Knoxville, TN 37923	
(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, **MAGNOLIA PROPERTIES, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN MORRIS II, AN UNMARRIED MAN AND PATRICIA G. MORRIS, A MARRIED WOMAN**, 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 6, Block D, RESUBDIVISION OF SUNNYMEADE UNIT 1 AND SUBDIVISION OF SUNNYMEADE UNIT 2, as shown on plat of record in Plat Book 974, Pages 56 and 57, in the Register's Office, 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 Warranty Deed from Robert D. McGill and wife, Janet McGill to Magnolia Properties, LLC, dated February 26, 2015, recorded February 26, 2015 in Instrument No. 20150226-0016848, in the Register's Office of Davidson County, Tennessee. (Consideration: $150,000.00)

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 1212 Ardee Avenue, Nashville, TN 37206

(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 29th day of May, 2015.

Magnolia Properties, LLC

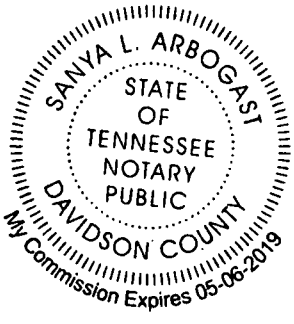
Jonathan S. Jennings
Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 2015, before me personally appeared Jonathan S. Jennings, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Magnolia Properties, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2015.

Notary Public
My Commission Expires:



RETURN TO:

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