WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150050203 DEEDWARR
Recvd: 06/23/15 14:38 2 pgs
Fees:13.00 Taxes:3005.76
20150623-0060159

File No.: ALW-15-2306

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $812,367.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C. Dunagan	New Owner	105-13-378.00
(NAME)	(NAME)	
2306 10th Avenue South		
(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, **JOSEPH C. DUNAGAN**, 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, State of Tennessee, described as follows, to-wit:

Being part of a lot marked "Jacob Schmidt" 9 acres, W. L. B. Lawrence land of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl dated January 23, 1978, as follows: Beginning at a point in the East margin of 10th Avenue South, at a point 150 feet South of the South margin of Waldkirch Avenue; thence Easterly 126 feet to a point in the West margin of a 10-foot alley; thence with the margin of said alley, Southerly 44 feet to a point; thence Westerly 126 feet to a point in the East margin of 10th Avenue South; thence with the margin of the same, Northerly 44 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Velda V. Beckwith, unmarried to Magness Group, Inc., as recorded on the 1st day of April, 2014 in Instrument No. 20140401-0026774; Quitclaim Deed from Horace Lee and Katie L. Lee to Velda V. Beckwith, as recorded on the 23rd day of October, 1998 in Deed Book 11168, Page 88; Quit Claim Deed from Nationscredit Corporation, a Georgia Corporation to Horace Lee and Katie L. Lee, as recorded on the 19th day of June, 1996 in Deed Book 10092, Page 79 and Substitute Trustee's Deed from James A. Crislip, Substitute Trustee to NationsCredit Corporation, as recorded on the 19th day of May, 1995 in Deed Book 9676, Page 279, 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 2306 10th Avenue South, 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 15th day of June, 2015.

Magness Group, Inc.

, attied agt

Adam G. LaFevor
Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 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 AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of June, 2015.

Notary Public
My Commission Expires:

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

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue S
Nashville, TN 37210
(615)515-7171