WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052715 DEEDWARR
Recvd: 06/30/15 15:44 2 pgs
Fees:13.00 Taxes:2586.30
20150630-0063297

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File No.: ALW-15-812-UNITB

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
Alexander T. Renfro and Tiffany M. Renfro, and James Renfro and Jill Renfro	Peoples State Bank of Commerce	118-1-422.00 (Parent Parc
(NAME)	(NAME)	
812 B Knox Avenue	P.O. Box 307	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nolensville, TN 37135	
(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, **ALEXANDER T. RENFRO AND TIFFANY M. RENFRO AND JAMES RENFRO AND JILL RENFRO**, 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 being Lot No. 4, Map of Mrs. Meta Gale's Lots in Waverly Place, as shown on plat of record in Plat Book 974, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

For reference: Said Lot No. 4 fronts 50 feet on the Northerly side of Knox Avenue extended, and runs back 107 feet on the Easterly line and 117 feet on the Westerly line to a dead line measuring 50 feet thereon.

Being the same property conveyed by Quitclaim Deed for Separation of Tax Parcels from Magness Group, Inc. to Magness Group, Inc. as recorded on the 20th day of August, 2014 in Instrument No. 20140820-0075626; part of Warranty Deed from Norman J. Follis III, a married man to Magness Group, Inc. as recorded on the 13th day of May, 2014 in Instrument No. 20140513-0040808 and part of Warranty Deed from Margaret E. Carpenter to Norman J. Follis, III as recorded on the 9th day of April, 2007 in Instrument No. 20070409-0041758, 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 812 B Knox 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 12th day of June, 2015.

Magness Group, Inc.

attorney agent

By: Adam G. LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th 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 12th day of June, 2015.

Sanya L. Arbogast

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 Ave South
Nashville, TN 37210
(615)515-7171