WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150054785 DEEDWARR
Recvd: 07/07/15 14:47 2 pgs
Fees:13.00 Taxes:925.00
20150707-0065840

File No.: ALW-15-4607

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANYA ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019

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
Magness Group, Inc.	NEW OWNER	103-4-30.00
(NAME) 2814 12th Ave S	(NAME)	
(ADDRESS) Nashville TN 37204	(ADDRESS)	
(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 **ESTATE OF NANCY LARKINS RICHARDSON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS GROUP, INC.**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 510 of Block 26 on the Plan of Charlotte Park Company's First Addition as of record in Book 57, Page 103, Register's Office for said County. Said Lot No. 510 fronts 50 feet on the Southerly side of Idaho, formerly Fifth, Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Warranty Deed from H. L. Wright and wife, Mildred Louise Wright to James L. Colorigh and wife, Angie Colorigh, as recorded on the 13th day of March, 1946 in Deed Book 1338, Page 633; Last Will and Testament of Angie Colorigh as recorded in Book 8918, Page 513 and Davidson County Probate Docket No. 15P85, in the Register's Office of Davidson County, Tennessee; James L. Colorigh and Angie Colorigh remained married without intervening divorce or legal separation until the death of James L. Colorigh on August 30, 1989, leaving Angie Colorigh as the surviving tenant by the entirety; Angie Colorigh died testate on November 22, 1992, leaving a will naming Nancy L. Richardson as Executrix of the Estate of Angie Colorigh. Nancy L. Richardson died intestate on September 26, 2009, leaving two surviving children as beneficiaries to her estate: Craig Norman Richardson and Janet Marie Richardson Banks. Janet Marie Richardson Banks waived her right to serve as Administratrix of the Estate of Nancy Larkins Richardson in Petition for Probate in Common Form of the Estate of Nancy Larkins Richardson, of record in Docket No. 15P85, Probate Court, Davidson County, Tennessee. Said Petition appoints Craig Norman Richardson to serve as Administrator of the Estate of Nancy Larkins Richardson. Nancy L. Richardson and Nancy Larkins Richardson are one and the same individual.

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 4607 Idaho Avenue, Nashville, TN 37209
(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.

Estate of Nancy Larkins Richardson

Craig Norman Richardson
Administrator

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of May, 2015, before me personally appeared Craig Norman Richardson, Administrator of the Estate of Nancy Larkins Richardson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th day of May, 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
1812 Broadway
Nashville, TN 37203
(615)515-7171