WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065498 DEEDWARR
Recvd: 08/07/15 08:12 2 pgs
Fees:13.00 Taxes:1889.16
20150807-0078696

File No.: ALW-15-1203-UNITA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,583.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2015

Notary Public

MY COMMISSION EXPIRES: 05-06-2019

(AFFIX SEAL)

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
Austen Adams and Abbey Adams	Farmington Mortgage, a division of Capstar Bank	105-13-429.00 (Parent Par
(NAME)	(NAME)	
1203 A Ashwood Avenue	2002 Richard Jones Road # 300 A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37215	
(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. AND MBS CONSTRUCTION, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AUSTEN ADAMS AND WIFE, ABBEY ADAMS**, 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 Unit A, 1203 ASHWOOD COTTAGES, as shown on Declaration of Covenants, Conditions and Restrictions at Instrument No. 20141202-0110552, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

1203 Ashwood Avenue, Unit A is also known as 1203A Ashwood Avenue.

Being part of the same property conveyed by Warranty Deed from IRA Innovations F/B/O William Smallman Roth IRA to MBS Construction, LLC, as recorded on the 16th day of March, 2015 in Instrument No. 20150316-0022524; part of Warranty Deed from Abbey G. Burkhalter (now known as Abbey Adams) and husband, Austen Adams to Magness Group, Inc., its successors and assigns, a 60% interest and to IRA Innovations LLC FBO William Smallman Roth IRA, its successors and assigns, a 40% interest, as recorded on the 29th day of December, 2014 in Instrument No. 20141229-0118444 and part of Warranty Deed from Cornerstone Investments, Inc. to Abbey G. Burkhalter, unmarried, as recorded on the 10th day of June, 2010 in Instrument No. 20100610-0045287, 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 1203 A Ashwood Avenue, Nashville, TN 37212

(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 16th day of July, 2015.

Magness Group, Inc.

William Smallman, President

MBS Construction, LLC

William Smallman, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of July, 2015, before me personally appeared William Smallman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Magness Group, Inc., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of July, 2015.

Notary Public
My Commission Expires: 5/6/15

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

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of July, 2015, before me personally appeared William Smallman, 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 MBS Construction, LLC, 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 16th day of July, 2015.

Notary Public
My Commission Expires: 5/6/15

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