# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077596 DEEDWARR
Recvd: 09/11/15 14:26 2 pgs
Fees:13.00 Taxes:1498.50
20150911-0092601

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File No.: ALW-15-1516-UNITB

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 |
|---|---|---|
| Magness Group, Inc. | New Owner | 117-8-123.00 |
| (NAME) | (NAME) | |
| 2814 12th Ave S | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (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, **MATTHEW D. LACKEY AND JENNIFER LACKEY, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being the Easterly 47 feet of Lot No. 156 on the Plan of Victoria Place Subdivision, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Easterly part of Lot No. 156 fronts 47 feet on the Northerly side of Ferguson Avenue and runs back between parallel lines of 152 feet to an alley in the rear measuring 47 feet thereon.

Being the same property conveyed to Matthew D. Lackey by Special Warranty Deed from Federal Home Loan Mortgage Corporation (Freddie Mac), organized and existing under the laws of the United States of America, recorded on the 4th day of June, 2008 in Instrument No. 20080604-0057093, in the Register's Office of Davidson County, Tennessee.

Jennifer Lackey joins in the Deed to convey any rights, title and interest that she may have.

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 1516 B Ferguson 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 31st day of July, 2015.

Matthew D. Lackey

Jennifer Lackey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew D. Lackey and Jennifer Lackey, husband and wife, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2015.

Notary Public
My Commission Expires: 10/18/16

(SEAL)




**RETURN TO:**

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