# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150080110 DEEDWARR
Recvd: 09/21/15 11:44 2 pgs
Fees: 13.00 Taxes: 1295.00
20150921-0095647

File No.: ALW-15-918 - UNIT A

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

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

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. | Magness Grp. ~~NONE~~ | P/O 118-01-0-333.00 (PP) |
| (NAME) | (NAME) | |
| 918 A Halcyon Avenue | 2814 12th Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | 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, **ANGELO M. WHITE AND BETH WHITE**, 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 Unit A, 918 Halcyon Townhomes, as shown on plat of record as Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 918 Halycon Townhomes, in 20150827-0086945, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Anglelo W. White to Angelo M. White, as recorded on the 2nd day of June, 2003 in Instrument No. 20030602-0074617, corrected at Instrument No. 20070410-0042297; Warranty Deed from Annie Mary King, a widow to Anglelo M. White, as recorded on the 13th day of April, 1998 in Deed Book 10883, Page 333 and re-recorded at Instrument No. 20030328-0041072, 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 918 A Halcyon 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 31st day of August, 2015.

Angelo M. White

Angelo M. White

Beth White

Beth White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angelo M. White and wife, Beth White, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 10/18/16

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**