WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084725 DEEDWARR
Recvd: 10/05/15 15:00 2 pgs
Fees:13.00 Taxes:2602.50

20151005-0101309

File No.: ALW-15-827-UNITA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $703,379.51.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Nicole Dowsley and Jefferson Cole Dowsley, Jr.	Pinnacle Financial Partners	105-14-J-1.00 CO.
(NAME)	(NAME)	
3914 Cambridge Avenue	P.O. Box 331678	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Murfreesboro, TN 37133	
(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, **CATHERINE NICOLE DOWSLEY AND JEFFERSON COLE DOWSLEY, JR, WIFE AND HUSBAND.**, 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, 827 HILLVIEW HEIGHTS TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150206-0011452, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Phyllis Campbell Sloss, unmarried to Magness Group, Inc., a Tennessee Corporation, as recorded on the 6th day of January, 2015 in Instrument No. 20150106-0001452; part of Quitclaim Deed from Susie Sloss, a widow to Phyllis Campbell Sloss, as recorded on the 16th day of July, 1999 in Deed Book 11575, Page 766 and part of Warranty Deed from Melba Wood, individually to Aaron E. Sloss and wife, Susie Sloss, as recorded on the 17th day of June, 1965 in Deed Book 3903, Page 21, 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 827 A Hillview Heights, 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 23rd day of September, 2015.

Magness Group, Inc.

Adam G. LaFevor
Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of September, 2015, before me personally appeared Adam G. LaFevor, Authorized Agent, 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 23rd day of September, 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
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171