Davidson County DEEDWARR
Recvd: 10/28/15 15:14 3 pgs
Fees:18.00 Taxes:1590.63
20151028-0109858

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 429,900.00 Affiant Subscribed and sworn to before me, this the 27th day of Oct, 2015. Notary Public My Commission Expires: 11.6.17 (Affix Seal)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 6, 2017

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark James Ruark, II (NAME)	New Owner (NAME)	081 16 0 559.00
1019 11th Ave. N (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Clayton B. Magness, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mark James Ruark, II, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25, on the plan of Porterfield and Glasscock's Addition to Nashville, as of record in Book 19, page 124, Register's Office, DeKalb County, Tennessee.

Said Lot No. 25 fronts 40 feet on the Westerly side of Eleventh Avenue North, formerly Cumberland Street, and runs back between parallel lines 160 feet to an alley.

Being the same lands described in a conveyance from Clarence Summey to Clayton B. Magness, recorded January 7, 2015 in Instrument No. 20150107-00001545, Register's Office, Davidson County, Tennessee.

This is improved property known as: 1019 11th Ave N, Nashville, Tennessee 37208.

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 I do covenant with the said Grantees that I

am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 23 day of Oct, 2015.

Clayton B. Magness
By: Attorney in Fact

Clayton B. Magness
By: Christopher L. Cantrell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2015, before me personally appeared Christopher L. Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clayton B. Magness and acknowledged that he executed the same as the free act and deed of Clayton B. Magness. See Power of Attorney of record in Instrument No. 20151028-0109857, Register's Office, Davidson County, Tennessee.

NOTARY PUBLIC

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

MY COMMISSION EXPIRES: _____

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017