PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150096890 DEEDWARR
Recvd: 11/13/15 14:55 2 pgs
Fees:13.00 Taxes:1498.50
20151113-0115642

W & I Ref: (DM) Title No.: 58016
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Magness Group, Inc. 2814 12th Ave. South Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 10513037200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$405,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Quinette Ezell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Magness Group, Inc.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly half of lot number 4 on the plan of the Jacob Schmidt Lends, as of record in Book 547, page 120 of the Register's Office for Davidson County, Tennessee.

Said part of lot number 4 fronts fifty (50) feet on the southerly side of Waldkirch Avenue and runs back between parallel lines 188 feet to an alley.

Said legal description was amended by a Party Line Agreement of record in Book 1944, page 556, said Register's Office described in prior conveyances of record in Book 1944, page 556, Register's Office for said County, as follows:

Being part of Lot No. 4 on the Plan of the Jacob Schmidt Lands, as of record in Book 547, page 120, Register's Office for said County, and described from a Party Line Agreement between Howard F. Martin and wife, et. al., of record in Book 1944, page 556, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Waldkirch Avenue at a point 257 feet East of the East margin of 10th Avenue South, and Waldkirch Avenue; thence at an angle to the right 92 deg South 74 feet to an iron pin; thence South 5 deg 30' East 114 feet to a point in the North margin of an alley, which point is 256 feet East of the East margin of 10th Avenue South; thence easterly with said alley 50 feet to a point in the line between Lots Nos. 4 & 5; thence North 5 deg 30' West 114 feet to an iron pin ; thence northerly 74 feet to the South margin of Waldkirch Avenue at the corner of Lots Nos. 4 and 5, thence westerly with Waldkirch Avenue 50 feet to the point of beginning.

Being the same property conveyed to Connell H Richmond and wife, Georgia Mai W. Richmond by Warranty Deed from Spencer Perkins and wife, Frankie Edith Perkins, dated February 25, 1964 and recorded on February 26, 1964 of record in Book 3701, page 231, Register's Office for Davidson County, Tennessee. The said Connell H. Richmond has since dice on February 11, 2001. By Quitclaim Deed dated May 29, 2012, recorded on May 31, 2012 of record in Instrument No. 20120531-0047026, said Register's Office, Georgia Richmond conveyed subject property to Georgia Richmond and Quinette Ezell, as tenants in common, with right of survivorship. The Quitclaim Deed of record in Instrument No. 20120531-0047026, said Register's Office, did not contain the correct derivation clause and did not reflect the death of Connell H. Richmond. The said Georgia Richmond has since died on November 26, 2012.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 120, said Register's Office. Party Line Agreement of record in Book 1944, page 556, said Register's Office.

This is improved property, known as 921 Waldkirch Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of November, 2015.

Quinette Ezell

State of Tennessee

County of Davidson

On this 10th day of November, 2015, before me the undersigned authority, personally appeared Quinette Ezell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $405,000.00.

Affiant

Sworn and subscribed before me this 10th day of November, 2015.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: