WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160014068 DEEDWARR
Recvd: 02/19/16 15:36 2 pgs
Fees: 13.00 Taxes: 1415.25
20160219-0016187

File No.: ALW-15-5602-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

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

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
India Christian Graves	F&M BANK	91-6-378.00
(NAME)	(NAME)	
5602-B Tennessee Avenue	2021 RICHARDS JONES ROAD, STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37215	
(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, **MAGNOLIA PROPERTIES, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **INDIA CHRISTIAN GRAVES AND THOMAS C. BROWN, HUSBAND & WIFE**, 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 Lot No. 1507 on the Plan of Block 13, Plan No. 2 West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed by Quitclaim Deed from J. Seth Jennings to Magnolia Properties, LLC, as recorded on the 8th day of June, 2015 in Instrument No. 20150608-0053442; part of Quitclaim Deed from J. Seth Jennings to Magnolia Properties, LLC, as recorded on the 29th day of April, 2015 in Instrument No. 20150429-0038304; part of Quitclaim Deed for Separation of Tax Parcels from J. Seth Jennings to J. Seth Jennings, as recorded on the 31st day of March, 2015 in Instrument No. 20150331-0027889; part of Quitclaim Deed from Daryl Spicer to J. Seth Jennings, as recorded on the 3rd day of February, 2015 in Instrument No. 20150203-0010103; part of Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee to Daryl Spicer, as recorded on the 3rd day of February, 2015 in Instrument No. 20150203-0010102 and Warranty Deed from Aubrey O. Woodard and Diane L. Woodard, husband and wife to James M. Cunningham, as recorded on the 25th day of January, 2007 in Instrument No. 20070125-0010182, 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 5602-B Tennessee Avenue, Nashville, TN 37209
(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 17th day of February, 2016.

Magnolia Properties, LLC

Adam G. LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of February, 2016, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of Magnolia Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of February, 2016.

Notary Public
My Commission Expires:

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