WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016063 DEEDWARR
Recvd: 02/26/16 15:43 2 pgs
Fees:13.00 Taxes:2983.57
20160226-0018606

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $806,370.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-15-4607-SALE

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

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Cate	Acopia, LLC	103-4-30.00
(NAME)	(NAME)	
4607 IDAHO AVENUE	306 Northcreek Blvd, Ste 100	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Goodlettsville, TN 37072	
(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, **FRANCES CATE AND LAWRENCE LUCKEY, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 510 of Block 26 on the Plan of Charlotte Park Company's First Addition as of record in Book 57, Page 103, Register's Office for said County. Said Lot No. 510 fronts 50 feet on the Southerly side of Idaho, formerly Fifth, Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Warranty Deed from Estate of Nancy Larkins Richardson to Magness Group, Inc., as recorded on the 7th day of July, 2015 in Instrument No. 20150707-0065840; Estate of Nancy L. Richardson, Davidson County Probate Docket No. 15P85; Estate of Angie Colorigh (Last Will and Testament of Angie Colorigh), as recorded on the 16th day of April, 1993 in Deed Book 8918, Page 513 and Deed from H. L. Wright and wife, Mildred Louise Wright to James L. Colorigh and wife, Angie Colorigh, as recorded on the 13th day of March, 1946, in Deed Book 1338, Page 633, 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.

This is unimproved ☐ improved ☒ property, known as 4607 IDAHO 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 22nd day of February, 2016.

Magness Group, Inc.

BY ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd 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 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 22nd day of February, 2016.

SONYA E. ARRINGAST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Notary Public
My Commission Expires:

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171