WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160021200 DEEDWARR
Recvd: 03/15/16 13:13 2 pgs
Fees:13.00 Taxes:684.50
20160315-0024550

O-RD-16-1712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Visio Properties, LLC	New Owner	
(NAME) **2000 Mallory Lane #130-175**	(NAME)	**081-08-0-345.00**
(ADDRESS) **Franklin, TN 37069**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **MAGI GROUP, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VISIO PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 71 on the Plan of The Homestead Addition Estate of D. T. McGavock of record in Plat Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Magi Group, LLC by Warranty deed from Kristi S. Wagner and Frank A. Starnes of record in Instrument No. 20141125-0108396 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 25, 2014.

Being the same property conveyed to Mrs Alda N. Hickerson and husband, Herman O. Hickerson by deed from Mrs Nancy Catherine Parker and husband, Edgar Parker of record in Book 731, page 46, Register's Office for Davidson County, Tennessee, dated July 26, 1926 and recorded on July 27, 1926. The said Herman O. Hickerson having since died on March 14, 1929 and leaving Alda N. Hickerson as the surviving tenant by the entirety. Alda N. Hickerson having since died on December 13, 1938 and Her Last Will and Testament filed in Will Book 55, page 396. Alda N. Hickerson and Herman O. Hickerson had two children, Billy Hickerson who died on January 22, 1936 and Sylvia Lynn Hickerson. The said Last Will and Testament of Alda N. Hickerson devised the real property to Sylvia Lynn Hickerson.Sylvia Lynn Hickerson aka Sylvia Hickerson and Sylvia L. Roper died on November 18, 2005 and her Last Will and Testament having been probated in the Davidson County Seventh Circuit Court under Probate Case Number 05P-1817. Said Last Will and Testament having devised the real property to Kristi W. Meyer aka Kristi W. Wagner and Frank A. Starnes as to a one-half interest each.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 98 and 9, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1712 Nassau Street , Nashville, Tennessee 37208-2104**.

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(S), 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 the 11th DAY OF MARCH, 2016.

Magi Group, LLC

BY: _____
Sean Lewis
Organiziing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the ORGANIZIING MEMBER of MAGI GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such ORGANIZIING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of March, 2016.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212