BILL GARRETT, Davidson County
Trans:T20160022884 DEEDWARR
Recvd: 03/21/16 13:49 4 pgs
Fees:23.00 Taxes:1719.85
20160321-0026597

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0127

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,825.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2016

Notary Public
Commission Expires: 1-8-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Magness Group, Inc. 832 Clayton Avenue Nashville, TN 37203	New owner	118-06-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nancy Ann Webb Stewart, Beverly Jean Webb Robinson, Jacquelin (aka Jacqueline) Elizabeth Webb Kinzer and Katherine Denise Webb Buford, heirs-at-law of Dorothy Webb and Dannie C. Vance, heir-at-law of Ann W. Vance

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Magness Group, Inc.

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 part of Lot No. 31 on the unrecorded Map of the Joseph Vaulx Lands, which Lot No. 31 is also shown on the plan of Section I, Battlefield Estates as of record in Book 843, Page 96, being all of Lot No. 1 on the unrecorded map of a resubdivision of certain lots for C. B. Kelley, and described together as follows:

BEGINNING at a point in the north margin of East Clayton Avenue, 760 feet east of the east margin of Craig Avenue at the corner of Lot No. 1 and 2 of said Kelley Subdivision; thence northerly along the line of said lots, 175 feet to a point; thence westerly 70 feet to a point; thence northerly 67 feet to a point; thence easterly 150 feet to the original line between Lots Nos. 31 and 32 of the Vaulx Lands; thence with the line between said lots, and along the east line of Lot No. 1 of Kelley Subdivision, southerly 242 feet to the north margin of East Clayton Avenue; thence with the margin of the same, westerly 80 feet to the point of beginning.

BEING the same property conveyed to Ann W. Vance and Dorothy Webb by Warranty Deed from Joe Clemons and wife, Martha Ruth Clemons, dated 12/2/66 and recorded 12/2/66 in Book 4082, Page 659, Register's Office for Davidson County, Tennessee.

The said Dorothy Webb having since died intestate, on January 24, 1984, and pursuant to Affidavit of Heirship recorded 3/27/87 in Book 7182, Page 424, said Register's Office, her only heirs at law are Nancy Ann Webb Stewart, Beverly Jean Webb Robinson, Jacqueline (aka Jacquelin) Elizabeth Webb Kinzer and Katherine Denise Webb Buford.

The said Ann W. Vance having since died intestate, on March 15, 2011, subject property vesting in her sole heir-at-law Dannie C. Vance.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 832 Clayton Avenue, Nashville, TN 37203.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of March, 2016.

Nancy Ann Webb Stewart

Nancy Ann Webb Stewart
By: Katherine Denise Webb Buford
Katherine Denise Webb Buford, Attorney-in-Fact

Dannie C. Vance

Dannie C. Vance

Beverly Jean Webb Robinson

Beverly Jean Webb **Robinson**
By: Katherine Denise Webb Buford
Katherine Denise Webb Buford, Attorney-in-Fact

Jacqueline Elizabeth Webb Kinzer

Jacqueline Elizabeth Webb Kinzer
By: Katherine Denise Webb Buford
Katherine Denise Webb Buford, Attorney-in-Fact

Katherine Denise Webb Buford

Katherine Denise Webb **Buford**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Denise Webb Buford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of March, 2016.

CAROL T BAKER
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

Notary Public

My Commission Expires: 3/21/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of March, 2016, before me personally appeared **Katherine Denise Webb Buford,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Beverly Jean Webb Robinson, Jacqueline (aka Jacquelin) Elizabeth Webb Kinzer and Nancy Ann Webb Stewart** and acknowledged that she executed the same as their free act and deed for the purposes herein contained by virtue of that Specific Powers of Attorney recorded in Instrument Numbers _____; _____; _____; all in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 8th day of March, 2016.

CARL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 3/24/17

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dannie C. Vance,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of March, 2016.

CARL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

_____
Notary Public

My Commission Expires: 3/24/17

EXHIBIT A

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BEING the same property conveyed to Ann W. Vance and Dorothy Webb by Warranty Deed from Joe Clemons and wife, Martha Ruth Clemons, dated 12/2/66 and recorded 12/2/66 in Book 4082, Page 659, Register's Office for Davidson County, Tennessee.

The said Dorothy Webb is reported to have died intestate on January 24, 1984, and pursuant to Affidavit of Heirship recorded 3/27/87 in Book 7182, Page 424, said Register's Office, her only heirs at law are Nancy Ann Webb Stewart, Beverly Jean Webb Robinson, Jacquelin (aka Jacqueline) Elizabeth Webb Kinzer and Katherine Denise Webb (now Buford).

The said Ann W. Vance is reported to have died intestate on March 15, 2011. Her sole heir at law is reported to be Dannie C. Vance.

Being the same property conveyed to Magness Group, Inc., by deed from Nancy Ann Webb Stewart, of record in Book / Record Book / Deed Book / Volume _____, Page _____, or Instrument # _____ Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.