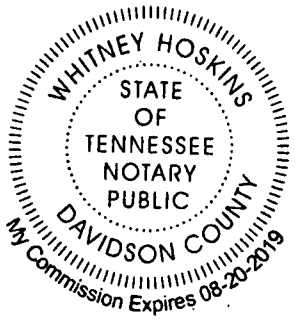
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160039484 DEEDWARR
Recvd: 05/11/16 16:00 2 pgs
Fees:13.00 Taxes:2275.50

20160511-0047093

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
Brian Hoffman	F&M BANK	105-9-3-B-2.00 CO
(NAME) 1021 CALDWELL AVENUE	(NAME) 10 Cadillac Dr., Ste 100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Brentwood, TN 37027	
(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., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRIAN HOFFMAN, AN UNMARRIED MAN,,** 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 Unit B, 1019 CALDWELL TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150608-0053444, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Henry Hill and wife, Mary E. Hill to Magness Group, Inc., a Tennessee corporation as recorded on the 20th day of May, 2015 in Instrument No. 20150520-0046283 and part of Warranty Deed from Larry Alexander, Trustee to Henry Hill and wife, Mary E. Hill as recorded on the 7th day of April, 1980 in Deed Book 5587, Page 636, 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 1021 CALDWELL AVENUE, Nashville, TN 37204
(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 27th day of April, 2016.

Magness Group, Inc., A TENNESSEE CORPORATION

authorized agent

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT



STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 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 27th day of April, 2016.

Sanya L. Arbogast

Notary Public
My Commission Expires: 5/6/19

RETURN TO:

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