WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-27-19
(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

File No.: ALW-15-511

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
David A. Martin and Toni M. Martin	THE MORTGAGE FIRM	105110I00200CO
(NAME)	(NAME)	
511 Southgate Avenue	921 Douglas Ave., #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Altamonte Springs, FL 32714	
(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, **DAVID A. MARTIN AND TONI M. MARTIN, HUSBAND AND 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 Unit B, HOMES ON NEAL TERRACE, as shown at Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150707-0065698, 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 to William Smallman, married by Warranty Deed from Michael D. Cathey and Deborah D. Cathey, recorded on the 21st day of April, 2015 in Instrument No. 20150421-0035684, in the Register's Office of Davidson County, Tennessee.

FURTHER BEING THE SAME PROPERTY CONVEYED TO MAGNESS GROUP, INC. BY QUITCLAIM DEED FROM WILLIAM SMALLMAN, MARRIED, DATED 05/18/2016, RECORDED 5/24/16, IN INSTRUMENT NUMBER *, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. * Instrument # 20160524-0051912

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 511 Southgate Avenue, Nashville, TN 37203
(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.

BILL GARRETT, Davidson County
Trans:T20160043496 DEEDWARR
Recvd: 05/24/16 10:57 2 pgs
Fees:13.00 Taxes:1868.50

20160524-0051913

Witness my/our hand(s) this 19th day of May, 2016.

Magness Group, Inc.

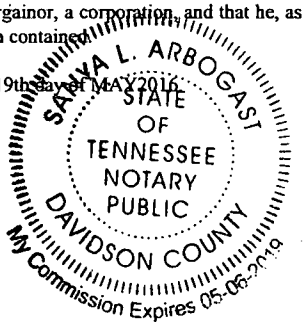
ADAM G. LAFEVOR
AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 19TH day of MAY, 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 19th day of MAY 2016.

Notary Public
My Commission Expires:



RETURN TO:

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