WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045548 DEEDWARR
Recvd: 05/31/16 12:39 2 pgs
Fees:13.00 Taxes:1295.00

20160531-0054402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Keith M. Rawls and Aimee S. Rawls	new owner	092 04 0 250.00
(NAME)	(NAME)	
910 Morrison Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clayton B. Magness**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Keith M. Rawls and Aimee S. Rawls**,husband and wife, 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:

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

Being Lot No. 6 on the Map of Johnson Bransford's Subdivision of part of Lot No. 150 of Judge John McNairy's Mansion House Tract, as of record in Book 161, Page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 33 feet on the easterly side of Morrison Street, and runs back between lines 138 feet, more or less, to an alley in the rear, on which is measures 33 feet.

Being the same property conveyed to Clayton B. Magness from C & D Rental Properties, LLC by Warranty Deed dated December 19, 2014 and recorded December 22, 2014 as Instrument No. 201412220116613, in said Register's Office for Davidson County, Tennessee.

Further known as: 910 Morrison Street, Nashville, TN 37208

File Number: 1605-0024

Parcel Id(s): 092 04 0 250.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 910 Morrison Street, Nashville, TN 37208

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 Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 23rd day of May, 2016.

Clayton B. Magness
Clayton B. Magness by CLC Harness in Fact
By: Christopher L. Cantrell, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23 day of May, 2016, before me personally appeared Christopher L. Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clayton Magness and acknowledged that he executed the same as the free act and deed of Clayton Magness. See Power of Attorney of record in Instrument Number20160517-0049223,Register's Office, Davidson County, Tennessee.

Witness my hand and official seal, this the 23rd of May, 2016.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: 1605-0024