WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160050867 DEEDWARR
Recvd: 06/15/16 15:47 2 pgs
Fees: 13.00 Taxes: 1772.30
20160615-0060789

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

SANYA L. ARBOGA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2018

File No.: ALW-16-916-CLOSING

(AFFIX SEAL)

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
MAGNESS GROUP, INC.	New Owner	11801030300
(NAME)	(NAME)	
2814 12TH AVE S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **JEWELL OTIS AND SAMUEL L. OTIS, WIFE AND HUSBAND,**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS GROUP, INC.**, 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 Lot No. 100 on The Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed by part of Quitclaim Deed from Jewell Otis, married and Brenda Patterson, unmarried to Jewell Otis and husband, Samuel L. Otis as recorded on the 5th day of June, 1998 in Deed Book 10965, Page 826; part of Quit-Claim Deed from Jewell L. Otis and husband, Samuel L. Otis to Jewell Otis and Brenda Patterson as recorded on the 7th day of May, 1985 in Deed Book 6550, Page 917; part of Quitclaim Deed from Beulah Vista Mitchell, Rosa Sharon Edmondson, Brenda Louise Patterson, Mary Elois Murphey, John Elda Patterson, and William Augusta Patterson, Jr., being the sole heirs, of the estate of William A. Patterson and Wife, Mabel S. Patterson, deceased to Jewell Lorraine Otis as recorded on the 27th day of October, 1983 in Deed Book 6164, Page 467 and part of Warranty Deed from Shelby McCulley and wife, Clara E. McCulley to William A. Patterson and wife, Mabel S. Patterson as recorded on the 14th day of February, 1969 in Deed Book 4310, Page 421, Also see Affidavit recorded in Book 6164, Page 466, 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 916 MONTROSE 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 1st day of June, 2016.

Jewell Otis

Samuel L. Otis

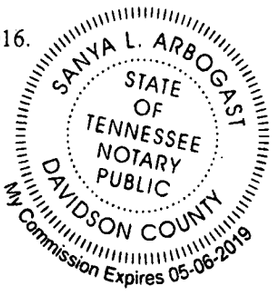
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jewell Otis and Samuel L. Otis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of June, 2016.

Notary Public
My Commission Expires: 5/6/19

(SEAL)



RETURN TO:

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