WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061610 DEEDWARR
Recvd: 07/18/16 15:28 2 pgs
Fees:13.00 Taxes:4222.13
20160718-0073728

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

File No.: ALW-15-921-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,141,116.00

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(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
Bryan Edwards and Jessica Edwards	LANDMARK COMMUNITY BANK	105-13-372.00
(NAME)	(NAME)	
921 Waldkirch Avenue	1015 W. POPLAR AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	COLLIERVILLE, TN 38017	
(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, **BRYAN EDWARDS AND JESSICA EDWARDS**, 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 the Easterly half of lot number 4 on the plan of the Jacob Schmidt Lends, as of record in Book 547, Page 120 of the Register's Office for Davidson County, Tennessee.

Said part of lot number 4 fronts fifty (50) feet on the Southerly side of Waldkirch Avenue and runs back between parallel lines 188 feet to an alley.

Said legal description was amended by a Party Line Agreement of record in Book 1944, Page 556, said Register's Office described in prior conveyances of record in Book 1944, Page 556, Register's Office for said County, as follows:

Being part of Lot No. 4 on the Plan of the Jacob Schmidt Lands, as of record in Book 547, Page 120, Register's Office for said County, and described from a Party Line Agreement between Howard F. Martin and wife, et. al., of record in Book 1944, Page 556, Register's Office for said County, as follows:

Beginning at a point in the Southerly margin of Waldkirch Avenue at a point 257 feet East of the East margin of 10th Avenue South, and Waldkirch Avenue; thence at an angle to the right 92 deg South 74 feet to an iron pin; thence South 5 deg 30' East 114 feet to a point in the North margin of an alley, which point is 256 feet East of the East margin of 10th Avenue South; thence Easterly with said alley 50 feet to a point in the line between Lots Nos. 4 & 5; thence North 5 deg 30' West 114 feet to an iron pin ; thence Northerly 74 feet to the South margin of Waldkirch Avenue at the corner of Lots Nos. 4 and 5, thence Westerly with Waldkirch Avenue 50 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Quinette Ezell, unmarried to Magness Group, Inc., as recorded on the 13th day of November, 2015 in Instrument No. 20151113-0115642; Quitclaim Deed from Georgia Richmond to Georgia Richmond and Quinette Ezell, as Tenants in Common with Right of Survivorship, as recorded on the 31st day of May, 2012 in Instrument No. 20120531-0047026 and Warranty Deed from Spencer G. Perkins and wife, Frankie Edith Perkins to Connell H, Richmond and wife, Georgia Mai W. Richmond, as recorded on the 26th day of February, 1964 in Deed Book 3701, Page 231, 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 921 Waldkirch 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 11th day of July, 2016.

MAGNESS GROUP, INC.

ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 11TH DAY OF JULY, 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/herself to be the AUTHORIZED AGENT of Magness Group, Inc., the within named bargainor, a corporation, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

SARAH L. ARREGUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Witness my hand and official seal, this the 11TH DAY OF JULY, 2016.

Notary Public
My Commission Expires: 5/6/19

RETURN TO:

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