WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160062373 DEEDWARR
Recvd: 07/20/16 10:56 2 pgs
Fees:13.00 Taxes:4226.32

20160720-0074703

File No.: AGL-16-1516-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,142,247.44.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

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
Alan M. Reback, Trustee	New Owner	11708012300
(NAME)	(NAME)	
12400 Wilshire Blvd Ste 1275		
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90025		
(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, **ALAN M. REBACK, TRUSTEE OF THE DECLARATION OF REVOCABLE DIRECTIONAL TITLE HOLDING TRUST OF THE FELTWELL TRUST**, 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 47 feet of Lot No. 156 on the Plan of Victoria Place Subdivision, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Easterly part of Lot No. 156 fronts 47 feet on the Northerly side of Ferguson Avenue and runs back between parallel lines of 152 feet to an alley in the rear measuring 47 feet thereon.

Being the same property conveyed to Magness Group, Inc. by Warranty Deed from Matthew D. Lackey and Jennifer Lackey, husband and wife, recorded on the 11th day of September, 2015 in Instrument No. 20150911-0092601, 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 1516 B Ferguson Avenue, Nashville, TN 37212
(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.

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 6th day of July, 2016.

MAGNESS GROUP, INC.

BY: Adam G. LaFevor, Esq.
ITS: Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of July, 2016, before me personally appeared Adam G. LaFevor, Esq. , 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.

Witness my hand and official seal, this the 6th day of July, 2016.

Notary Public

My Commission Expires: 7-08-2019

NICK CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2019

RETURN TO:

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