QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

File No.: ALW-16-918-UNITB-SAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

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

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	
(NAME) 513 3rd Ave S	(NAME)	**118-1-333.00 (parent parc**
(ADDRESS) Nashville TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WILLIAM H. SMALLMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **MAGNESS GROUP, INC.**, 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:

Land in Davidson County, Tennessee, being Unit B, 918 Halcyon Townhomes, as shown on plat of record as Exhibit C of the Declaration of Covenants, Conditions and Restrictions for 918 Halcyon Townhomes, in 20150827-0086945, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Angelo M. White and Beth White to William H. Smallman, as recorded on the 21st day of September, 2015 in Instrument No. 20150921-0095646; part of Quitclaim Deed from Angelo W. White to Angelo M. White, as recorded on the 2nd day of June, 2003 in Instrument No. 20030602-0074617, corrected in Quit Claim Deed in Instrument No. 20070410-0042297 and part of Warranty Deed from Annie Mary King, a widow to Angelo M. White, as recorded on the 13th day of April, 1998 in Deed Book 10883, Page 333, Re-recorded Warranty Deed in Instrument No. 20030328-0041072, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 918 B Halcyon Avenue, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (Postal Zip)

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:T20160083068 DEEDQC
Recvd: 09/21/16 16:02 2 pgs
Fees:12.00 Taxes:0.00

20160921-0099728

Witness our hands this ___ DAY OF SEPTEMBER, 2016.

WILLIAM H. SMALLMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM H. SMALLMAN**, 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 at Nashville, Tennessee, this 19TH DAY OF SEPTEMBER, 2016.

Commission expires: 5/6/19

Notary Public

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