WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160083075 DEEDWARR
Recvd: 09/21/16 16:06 2 pgs
Fees:13.00 Taxes:3012.23
20160921-0099738

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $814,116.45

Affiant

SAWYER BROGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

File No.: AGL-16-1808

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
Swathi Eyyunni and Alvino Sarran	FIRST TENNESSEE BANK	117-4-331.00 (Parent Parc
(NAME)	(NAME)	
1808 Primrose Avenue	300 COURT AVE, 3RD FLOOR	
(ADDRESS)	(ADDRESS)	
Nashville, TN	MEMPHIS, TN 38103	
(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, **SWATHI EYYUNNI AND ALVINO SARRAN, WIFE AND HUSBAND**, 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 Unit A as shown on the Second Amendment to the Declaration of Covenants, Conditions, Restrictions For Homes at 1808 Primrose Avenue, of record at Instrument Number 20160830-0090730, in the Register's Office for Davidson County, Tennessee. Said Second Amendment amends prior First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Homes at 1808 Primrose Avenue, of record at Instrument Number 20160217-0014998, in the Register's Office for Davidson County, Tennessee, and Declaration of Covenants, Conditions and Restrictions for Homes at 1808 Primrose Avenue, of record at Instrument Number 20160210-0012943, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Tyler Augusty and Michelle Augusty, husband and wife to William H. Smallman, married, as recorded on the 2nd day of December, 2015 in Instrument No. 20151202-0121650 and Warranty Deed from Nick Dorroll, single to Tyler Augusty, a single person, as recorded on the 11th day of February, 2010 in Instrument No. 20100211-0010656, 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 1808 Primrose Avenue, Nashville, TN
(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 19th day of September, 2016.

Magness Group, Inc.

BY: ADAM G. LAFEVOR
AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of September, 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.

Witness my hand and official seal, this the 19th day of September, 2016.

Notary Public
My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

RETURN TO:

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