WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086325 DEEDWARR
Recvd: 09/30/16 15:03 2 pgs
Fees:13.00 Taxes:3449.19
20160930-0103526

STATE OF TENNESSEE
COUNTY OF Davidson

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $982,713.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

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

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
Bruce A. Eyre and Noreen D. Eyre	Wells Fargo Bank, N.A.	118-1-4-M-2.00CO
(NAME)	(NAME)	
918 B Halcyon Avenue	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Minneapolis, MN 55467-8000	
(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, **BRUCE A. EYRE AND NOREEN D. EYRE, HUSBAND AND WIFE**, 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 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.

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 918 B Halcyon 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 29th day of September, 2016.

MAGNESS GROUP, INC.

ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th 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 29th day of September, 2016.

Notary Public
My Commission Expires: 5/6/19

SAMUEL H. GAST
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