WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160090531 DEEDWARR
Recvd: 10/13/16 15:43 2 pgs
Fees: 13.00 Taxes: 1295.00
20161013-0108551

File No.: ALW-16-4500

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/16/19

(AFFIX SEAL)

SANDY BOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-16-2019

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	103-04-0-105.00
(NAME)	(NAME)	
2812 12TH AVE S		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **STEPHEN C. PRINGLE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS GROUP, INC.**, 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 Lot No. 7 of Block 3 on the map of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County, described as follows:

Said Lot No. 7 fronts 60 feet on the Northerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines with the Westerly margin of 45th Avenue North, formerly 4th Street, 160 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Anne B. Pringle to Stephen C. Pringle, as recorded on the 16th day of December, 2010 in Instrument No. 20101216-0100176 and Warranty Deed from Michael John Rice-Sauer and spouse, Edith Ann Rice-Sauer to Stephen C. Pringle and spouse, Anne B. Pringle, as recorded on the 4th day of March, 1996 in Deed Book 9965, Page 727, 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 4500 Utah Avenue, Nashville, TN 37209
(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 October, 2016.

Stephen C. Pringle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen C. Pringle, the within named bargainor, 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, this the 11th day of October, 2016.

Notary Public
My Commission Expires: 5/6/19

(SEAL)

SANYA L. ARBOGAST
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