WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160093878 DEEDWARR
Recvd: 10/24/16 16:05 2 pgs
Fees: 13.00 Taxes: 2183.00
20161024-0112421

File No.: ALW-16-901-AB-RESALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2018

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2016.

Notary Public

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

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
Volunteer Builders, LLC	~~TRUXTON TRUST~~	11806006100
(NAME)	(NAME)	
134 Bella Vista Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(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, **VOLUNTEER BUILDERS, LLC**, 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:

Tract 1

Land in Davidson County, Tennessee, being Units A & B, HOMES AT 901 GALE, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160927-0101748, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Tract 2

Land in Davidson County, Tennessee, being Units A & B, HOMES AT 841 GALE, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160927-0101749, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Magness Group, Inc. by Quitclaim Deed for Separation of Tax Parcels from Magness Group, Inc., recorded on the 21st day of September, 2016 in Instrument No. 20160921-0099478 and the same property conveyed to Magness Group, Inc. by Warranty Deed from Carolyn Pillow and husband, Gregory K. Pillow, Jr., recorded on the 19th day of July, 2016 in Instrument No. 20160719-0074439, 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 901 Gale Lane, 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 14th day of October, 2016.

MAGNESS GROUP, INC.

attest agent

ADAM G. LAFEVOR, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of October, 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 a ~~partner~~ Authorized Agent of Magness Group, Inc., the within named bargainor, a partnership, and that he/she as such ~~partner~~ Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of October, 2016.

Notary Public
My Commission Expires: 5/6/19

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