QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Oct, 2016

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

TANYA L. ARBOGAST NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

File No.: ALW-16-1810-SALE

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) **1214 12TH AVE S**	(NAME)	**P/O 117-4-331.00**
(ADDRESS) **Nashville, TN 37203**	(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:

Unit B, HOMES AT 1808 PRIMROSE AVENUE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160210-0012943, amended in Instrument No. 20160217-0014998 , in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of 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 part of 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.

unimproved ☐

This is improved ☒ property, known as 1810 Primrose Avenue, Nashville, TN 37212
(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: T20160093885 DEEDQC
Recvd: 10/24/16 16:10 2 pgs
Fees: 12.00 Taxes: 0.00
20161024-0112431

Witness our hands this 17th day of October, 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 17th day of October, 2016.

Commission expires 5/6/19



Notary Public