STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2016.

_____
Notary Public
MY COMMISSION EXPIRES: 3-17-20
File No. G16-7007D

BILL GARRETT, Davidson County
Trans:T20160109329 DEEDWARR
Recvd: 12/13/16 10:52 2 pgs
Fees:13.00 Taxes:277.50
20161213-0130528

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Magi Group, LLC (NAME) 202 Long Valley Rd ~~1715 23rd Avenue North~~ (STREET ADDRESS) Brentwood TN ~~Nashville, TN 37208~~ (CITY) (STATE) (ZIP) 37027	New Owner (NAME) 202 Long Valley Rd (STREET ADDRESS) Brentwood TN 37027 (CITY) (STATE) (ZIP)	81-10-243

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Judy Dunn, Heir at Law of James L. Dunn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magi Group, LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 378 on the plan of J.M., T.J. & G.W. HARDING'S PLAN, as shown by plat of record in Plat Book 21, Page 80, (erroneously referred to as page 60 in prior deed of record – see Scrivener's Affidavit of record in Instrument No. 20161005-0105401) recorded on December 11, 2012 in Instrument No. 20121211-0114043, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James L. Dunn from Eugene Apples, as executor of The Estate of Roy Eugene North, Sr., deceased, by Deed dated December 10, 2012, as Instrument No. 20121211-0114043, in the Register's Office for Davidson County, Tennessee. The said James L. Dunn having died intestate on May 17, 2016, leaving the subject property vested in Judy Dunn as his only heir at law. See affidavit or heirship of record in Instrument No. 20161213-0130527, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1715 23rd Avenue North, Nashville, TN 37208.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 12th day of December, 2016.

Judy Dunn, Heir at Law of James L. Dunn

December 12, 2016
Date

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 Judy Dunn, Heir at Law of James L. Dunn, the bargainor(s), 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 12th day of December, 2016.

My Commission Expires: 8.17.20

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066