WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-19-19

(AFFIX SEAL)

ROBERT I. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Preston Gregory	Land Home Financial Services, Inc.	052130b09000co
(NAME)	(NAME)	
1130 Alandee St.	1335 Willow Way, Ste. 250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Concord, CA, TN 94520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Magic Pocketz Holdings, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston Gregory, an unmarried man , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 133 on the Condominium Site Plan of Phase 11-C, Section 3 as established by Master Deed and By Laws of record in Book 7566, Page 571 and amended in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee, and an undivided interest in the general and limited common elements appurtenant thereto, and as shown on the Plan of River Glen of record in Plat Book 9700, Pages 18 and 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Magic Pocketz Holdings, LLC from 2 Revive Homes, LLC by Quit Claim Deed dated November 25, 2014 of record in Instrument No. 20141201-0109798, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF RIVER GLEN OF RECORD IN PLAT BOOK 9700, PAGES 18 AND 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20160113102 DEEDWARR
Recvd: 12/22/16 14:07 2 pgs
Fees:13.00 Taxes:521.70
20161222-0134928

unimproved ☐

This is improved ☑ property, known as 1130 Alandee St., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2016-0900
GRE TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 20th day of December, 2016.

MAGIC POCKETZ HOLDINGS, LLC

Manasie Schiopu
Chief Manager/CEO

Paul Kazanofski
Member

STATE OF TENNESSEE

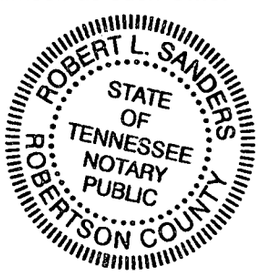
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Manasie Schiopu**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Chief Manager/CEO** of **Magic Pocketz Holdings, LLC**, the within named bargainor, a limited liability company, and that he as such **Chief Manager/CEO** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Chief Manager/CEO**.

WITNESS my hand and seal this 20th day of December, 2016.

My Commission Expires:
2-19-19

Notary Public,



Return To:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Paul Kazanofski, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member of Magic Pocketz Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Member.

WITNESS my hand and seal this 20th day of December, 2016

My Commission Expires:
2-19-19

Notary Public



Return to:
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115