WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170001942 DEEDWARR
Recvd: 01/09/17 11:04 2 pgs
Fees: 13.00 Taxes: 3176.33
20170109-0002213

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $858,467.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

File No.: ALW-16-832UNITB-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
Rachel Olson and Eric Olson	NEW OWNER	P/O 11806000400
(NAME)	(NAME)	
832 B Clayton Avenue		
(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, **MAGNESS GROUP, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RACHEL OLSON AND HUSBAND, ERIC OLSON**, 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 Unit B, HOMES AT 832 CLAYTON AVENUE, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160506-0045151, along with rights to the 18 foot shared access easement as reflected in Declarations recorded in Instrument No. 20160506-0045151, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Nancy Ann Webb Stewart, Beverly Jean Webb Robinson, Jacquelin (aka Jacqueline) Elizabeth Webb Kinzer and Katherine Denise Webb Buford, heirs-at-law of Dorothy Webb and Dannie C. Vance, heir-at-law of Ann W. Vance to Magness Group; Inc., as recorded on the 21st day of March, 2016 in Instrument No. 20160321-0026597; part of Installment Deed from Joe Clemons and wife Martha Ruth Clemons to Mrs. Ann W. Vance and Miss Dorothy Webb, as recorded on the 2nd day of December, 1966 in Deed Book 4082, Page 659 and also see Affidavit of Heirship in Deed Book 7182, Page 424, Instrument Nos. 20160321-0026593, 20160321-0026594, 20160321-0026595 and 20160321-0026596, 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 832 B Clayton Avenue, 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 3rd day of January, 2017.

MAGNESS GROUP, INC.

BY: ADAM G. LAFEVOR
AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of January, 2017, 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 the AUTHORIZED AGENT of Magness Group, Inc., the within named bargainor, a corporation, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of January, 2017.

Notary Public
My Commission Expires: 5/16/19

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