WARRANTY DEED

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

J-SL-16-4540-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/16/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Magi Group, LLC	**New Owner**	
(NAME)	(NAME)	
202 Long Valley Rd.		**59-165.00 & 58-16-125.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **JUDY WYNETTE DUNN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I
Land in Davidson County, Tennessee, being described in part according to a survey by Geo. W. Watkins, Surveyor, August 29, 1956, as follows:

Beginning at an iron pin in the southeasterly margin of State Highway No. 112 or Clarksville Pike, 282 feet northeasterly from the northwest corner of property conveyed to Marie B. Gardner, by deed of record in Book 2690, Page 368, Register's Office for said County, as measured along the margin of said highway; and said beginning point being the northwest corner of property conveyed to Hayes M. Howard, et ux, by deed of record in Book 4423, Page 218, said Register's Office, as corrected by deed of correction in Book 4440, Page 427, said Register's Office; thence with the northeasterly boundary of the Hayes M. Howard, et ux, property last mentioned south 72 degrees, 49' east 503.15 feet, more or less, to a point in the westerly boundary of property conveyed to R. B. Beal, by deed of record in Book 1129, Page 368, said Register's Office; thence north 17 degrees 46' east 89.5 feet to a stake; thence north 17 degrees 05' east 110.5 feet to an iron pin; thence north 72 degrees 20' west 500 feet to a point in the southeasterly margin of said State Highway No. 112; thence with the said margin south 17 degrees 05' east 108 feet to a point; thence south 17 degrees 16' east 92 feet, more or less, to the point of beginning, containing 2.27 acres, more or less. Said property is also shown as Lot 2 on the Plan of Clarksville Highway Estates, Section 1, of record in Plat Book 4300, Page 83, Register's Office for Davidson County, Tennessee.

TRACT II
Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Haynes Park, Section 4-A, of record in Plat Book 4860, Page 39, Register's Office for said County, to which reference is hereby made for a more complete description.

TRACT I
Being the same property conveyed to James L. Dunn and wife, Beulah Dismukes Dunn by Warranty Deed from Henry W. Bowers, Jr. and wife, Neva L. Bowers, recorded October 9, 1970 in Book 4451, Page 310, Register's Office for Davidson County, Tennessee. The said Beulah Dismukes Dunn having since died, property being vested in James L. Dunn as the surviving tenant by the entirety. Further being the same property conveyed to James L. Dunn by Quitclaim Deed from James L. Dunn through Newton Holiday, III, Trustee, recorded August 4, 2010 in Instrument No. 20100804-0061345, Register's Office for Davidson County, Tennessee. The said James L. Dunn (aka James Lawrence Dunn) having since died intestate on May 17, 2016, and whose probate estate is being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 16P-1513.

TRACT II

BILL GARRETT, Davidson County
Trans:T20170014477 DEEDWARR
Recvd: 02/17/17 10:40 3 pgs
Fees:18.00 Taxes:666.00
20170217-0016499

Being the same property conveyed to James L. Dunn by Warranty Deed from Greer Investment Company, recorded April 25, 1995 in Book 9654, Page 239, Register's Office for Davidson County, Tennessee. The said James L. Dunn (aka James Lawrence Dunn) having since died intestate on May 17, 2016, and whose probate estate is being administered in the Probate Court for Davidson County, Tennessee, under Docket No. 16P-1513.

****Said property is not the principal residence of the Grantor.**

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 83 (Tract I) and Plat Book 4860, Page 39 (Tract II), Register's Office for County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4943, Page 211 (Tract II), but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 7672, Page 947, Register's Office for Davidson County, Tennessee. (Tract I)
- Subject to 2017 county property taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4540 Clarksville Pike & 372 Kingview Dr., Nashville, Tennessee 37218**.

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(S), 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 the 15th DAY OF FEBRUARY, 2017.

Judy Wynette Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY WYNETTE DUNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212