Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1098

BILL GARRETT, Davidson County
Trans:T20170029141 DEEDWARR
Recvd: 04/06/17 12:41 2 pgs
Fees:13.00 Taxes:832.50
20170406-0033831

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Devries, and WIFE, Sara Parish Devries**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Magness Group, Inc.**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B of Homes at 800 Halcyon Avenue, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170330-0031121, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification thereof.

Being a portion of the same property conveyed to Richard Devries and wife, Sara Parish Devries, by deed from Jason Bockman and wife, Erica L. Bockman, dated April 2, 2009, of record in Instrument No.. 20090409-0032414 and by Quitclaim Deed of record in Instrument No. 20150114-0003765, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 800 B Halcyon Avenue, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of April, 2017.

Richard Devries

Sara Parish Devries

State of Tennessee)
County of Davidson)

On this 5th day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard Devries and Sara Parish Devries, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of April, 2017.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Magness Group, Inc. 513 3rd Avenue South Nashville, TN 37204	NEW OWNER	P/O 118-02-0-011.00