Davidson County DEEDWARR
Recvd: 05/04/17 10:54 3 pgs
Fees:18.00 Taxes:915.75
20170504-0044247

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of May, 2017, by and between Valerie N Tharpe, an unmarried woman, party of the first part, and Phillip Chase Magee and Jordan Gray Magee, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being part of the Sweeney-Clark Realty Company property as shown on the Plan of Gra-Mar Acres, Section 11, Second Addition, as of record in Book 3500, Page 43, Register's Office for said County, being Parcel No. 9 on the unrecorded plan of a subdivision of said Realty Company's property described according to a survey made by Barge, Waggoner, & Sumner, Inc., Engineers, January 21, 1964, as follows:

Beginning at a point on the southerly margin of Broadmoor Drive, 111.8 feet east of the northeast corner of Parcel No.11 conveyed to Maddux Construction Company, Inc., by deed from Sweeney-Clark Realty Company, Inc., of record in Book 3706, Page 517, said point being the corner of Parcels Nos. 9 and 10; thence with the line between said two Parcels, South 11 deg. 40 min. West 216.5 feet; thence South 84 deg. 10 min. East 147.3 feet to Owen's west line; thence North 1 deg. 55 min. East 204.6 feet to the southerly margin of Broadmoor Drive; thence with the same westerly 111.9 feet to the beginning.

Being all of the same property conveyed to Valerie N. Tharpe by virtue of that certain Quit Claim Deed dated October 3, 2006, and being of record at Instrument No. 20061013-0127221 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Valerie Nashelle Foster by virtue of Divorce Decree dated August 8, 2006 at Instrument No. 20060925-0118560 in the said Register's Office.

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 I/we do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Valerie N Tharpe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Valerie N Tharpe, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of May, 2017.

Notary Public

My Commission Expires: 9-25-19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Phillip Chase Magee and Jordan Gray Magee

Tax Parcel No 06106000104

Property Address: 418 Broadmoor Dr.
Nashville, TN 37216

MAIL TAX
BILLS TO: State Bank & Trust Company
147 S. Railroad Ave
Brookhaven MS 39601

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $247,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of May, 2017.

Notary Public

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON