WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038852 DEEDWARR
Recvd: 05/08/17 10:51 2 pgs
Fees:13.00 Taxes:776.63

20170508-0045332

B-AD-17-4540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/16/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Ashlee Brown	**Regions Bank d/b/a Regions Mortgage**	
(NAME)	(NAME)	
1816 Hailey Ave.	**2050 Parkway Office Circle**	**059 00 0 165 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Hoover, AL 35244**	
(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, **MAGI GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEE BROWN, UNMARRIED,** 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:

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 268, 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.

Being the same property conveyed to Magi Group, LLC, a Tennessee limited liability company by warranty deed from Judy Wynette Dunn of record in Instrument No. 20170217-0016499 Register's Office for Davidson County, Tennessee, dated 02/15/2017 and recorded on 02/17/2017.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 83, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/Storm Drainage of record in Book 7672, Page 947, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4540 Clarksville Hwy , 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 4th DAY OF MAY, 2017.

Magi Group LLC

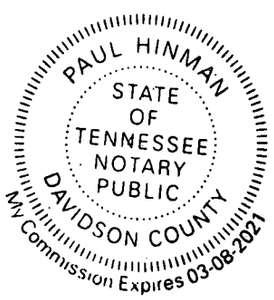
BY: _____
Sean Lewis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MAGI GROUP LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of May, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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