WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170060137 DEEDWARR
Recvd: 07/14/17 08:53 2 pgs
Fees:13.00 Taxes:980.50
20170714-0070786

J-AD-17-3722-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

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)
Jeffery Caine and Tiffany Caine	**New Owner**	
(NAME)	(NAME)	**092-13-0-233.00**
3722 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **JEFFERY CAINE TIFFANY CAINE, A MARRIED COUPLE,** 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 the Easterly part of Block No. 28 on the Plan of the South Extension of Charlotte Park Company's Second Addition of record in Plat Book 421, Page 10, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Norris H. Hickerson, Surveyor, October 26, 1953, as follows: Beginning at a point in the Northerly margin of Nevada Avenue, formerly 3rd Avenue, at a point 87.3 feet Easterly from the intersection of Nevada Avenue and 38th Avenue North, formerly "A" Street said point being 87.3 feet Westerly from the intersection of Nevada Avenue and a dedicated alley; thence North 0 deg. 15' West 165.5 feet to a point in the Southerly margin of an alley; thence with the margin of said alley North 75 deg. 30' East 90 feet to the Northeasterly corner of said Block being the intersection of two alleys; thence with the margin of the alley South 3 deg. West 180.3 feet to the Northerly margin of Nevada Avenue; thence with the margin of said Avenue South 83 deg. West 87.3 feet to the point of beginning.

Being the same property conveyed to Magi Group, LLC by Warranty deed from Richard Crotzer and wife, Rachel Lee Crotzer of record in Instrument No. 20131119-0119121 Register's Office for Davidson County, Tennessee, dated November 7, 2013 and recorded on November 19, 2013.

This conveyance is subject to:
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 10, 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: **3722 Nevada Avenue, Nashville, Tennessee 37209**.

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 5th DAY OF JULY, 2017.

Magi Group, LLC, a Tennessee Limited Liability Company

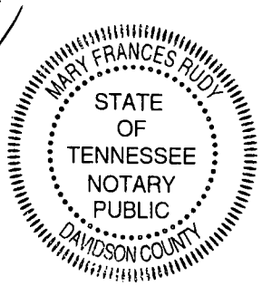
BY: _____
Sean Lewis
Member

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 5th of July, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



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