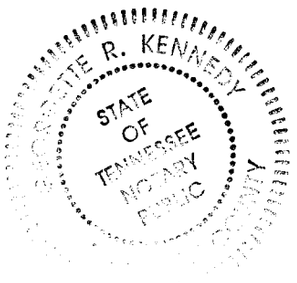
(1)

WARRANTY DEED



File No.: ALW-17-916B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $633,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey W. Smith and Melissa J. Smith	Regions Bank dba Regions Mortgage	118012G00200CO
(NAME) 916B Montrose Avenue	(NAME) Dept. 2520, PO Box 2153	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Birmingham, AL 35287-2520	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **MAGNESS GROUP, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GEOFFREY W. SMITH AND MELISSA J. SMITH, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 916 Montrose Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160808-0082450 and amended in Instrument No. 20160811-0083805, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "C" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 916 Montrose Avenue of record in Instrument No. 20160811-0083805, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Magness Group, Inc. by Warranty Deed from Jewell Otis and Samuel L. Otis, wife and husband, recorded on the 15th day of June, 2016 in Instrument No. 20160615-0060789, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 916B Montrose Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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.

Bill Garrett Davidson County
Batch# 1655 DEEDWARR
09/18/2017 10:29:27 AM 2 pgs
Fees: $13.00 Taxes: $2,343.21



20170918-0095071

Witness my/our hand(s) this 15th day of September, 2017.

Magness Group, Inc.

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of September, 2017, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) ar[illegible] who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of Magness Group, Inc., the within named bargainor, a corporation, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

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

Notary Public
My Commission Expires: 5/6/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171