Bill Garrett Davidson County
Batch# 6972 DEEDWARR
10/03/2017 09:54:44 AM 2 pgs
Fees: $13.00 Taxes: $425.13

20171003-0101069

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Porcupine Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**044-05-0-137.00**
3478 Stagecoach Dr.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 **PORCUPINE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, 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 southerly part of Lot No. 47 on the Map of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the north side of Old Hickory Boulevard or Bridgeway Avenue, and runs back between lines 98.2 feet on the west line and 100 feet on the east line along the west margin of Keaton Avenue to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Vernon R. Eidson by Quitclaim deed from S.R. Eidson of record in Book 6433, page 560, Register's Office for Davidson County, Tennessee, dated November 15, 1984 and recorded on November 27, 1984. The said Vernon Ray Eidson aka Ray Eidson having since died on August 31, 2013. Affidavit of Heirship of record in Instrument No. 20150129-0008735, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sabine I. Nelus Laporte by Report of Sale deed from Clerk and Master of record in Instrument No. 20170703-0066460 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 3, 2017. Said Deed was nullified by the payment of taxes and costs as noted in this Report of Sale.

Being the same property conveyed to Magi Group, LLC, a Tennessee limited liability company by Warranty deed from Stacey R. Eidson of record in Instrument No. 20170706-0067728 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 6, 2017.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 13, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 187, 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: 224 Bridgeway Ave., Old Hickory, Tennessee 37138.

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 29 DAY OF SEPTEMBER, 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 Liabilty 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 29th day of September, 2017.

_____
Notary Public

My Commission Expires: 10-7-19

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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