WARRANTY DEED

Bill Garrett Davidson County
Batch# 28338 DEEDWARR
11/20/2017 03:35:35 PM 2 pgs
Fees: $13.00 Taxes: $3,626.00

20171120-0119155

File No.: ALW-17-4500

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

ALMA G LAFFOON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2020

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
GREGORY S. AND ERICA L. KYLE	FARMINGTON MORTGAGE,A DIVISION OF CAPSTAR BANK	10304010500
(NAME)	(NAME)	
4500 Utah Avenue	2002 RICHARD JONES, STE 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37215	
(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, **THE MAGNESS GROUP, INC.**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GREGORY S. KYLE AND ERICA L. KYLE, 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 Lot No. 7 of Block 3 on the map of a part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County, described as follows:

Being the same property conveyed by Warranty Deed from Stephen C. Pringle to Magness Group, Inc., as recorded on the 13th day of October, 2016 in Instrument No. 20161013-0108551; Quitclaim Deed from Anne B. Pringle to Stephen C. Pringle, as recorded on the 16th day of December, 2010 in Instrument No. 20101216-0100176 and Warranty Deed from Michael John Rice-Sauer and spouse, Edith Ann Rice-Sauer to Stephen C. Pringle and spouse, Anne B. Pringle, as recorded on the 4th day of March, 1996 in Deed Book 9965, Page 727, 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 4500 Utah Avenue, Nashville, TN 37209
(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.

Witness my/our hand(s) this 13th day of November, 2017.

THE MAGNESS GROUP, INC.

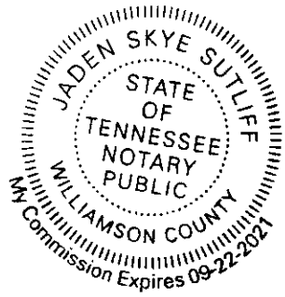
BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 13TH day of November, 2017, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of THE MAGNESS GROUP, INC., the within named bargainor, a limited liability company, 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 13TH day of November, 2017.

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

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