WARRANTY DEED

Bill Garrett Davidson County
Batch# 36566 DEEDWARR
12/13/2017 08:50:10 AM 2 pgs
Fees: $13.00 Taxes: $60.98

20171213-0126848

B-SL-17-1202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,482.29.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Magi Group, LLC	new owner	
(NAME)	(NAME)	**71-15-460.00**
202 Long Valley Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ERIC D. EVANS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANYMAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY 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 parts of Lot Nos. 27 and 28 on the Map of Sharpe and Horn's First Addition of record in Book 57, Page 152, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of North 4th Street; formerly Lischey Avenue, 45 feet north of Scott Avenue, being 5 feet south of the line between Lot Nos. 27 and 28, thence westerly, parallel to the line between said lots, 117 feet more or less to a point in the east line of the property conveyed to Bessie Mai Walker by deed of record in Book 873, Page 185, said Register's Office; thence along Walker's easterly line, northerly 43 feet to Walker's northeast corner, thence along Walker's north line westerly 43 feet to the easterly margin of an alley; thence with the margin of said alley northerly 2 feet to a point which is 10 feet south of the line between Lot Nos. 28 and 29; thence easterly, parallel with the line between said Lots, 160 feet more or less to the west margin of North 4th Street; thence with the margin of the same southerly 45 feet to the point of beginning.

Being the same property conveyed to Deborah Vaughn by Warranty Deed from William A. Mundy and wife, Toyia C. Mundy, recorded August 7, 2003 in Instrument No. 20030807-0112942, Register's Office for DavidsonCounty, Tennessee. Deborah Vaughn, having since died on September 30, 2017 leaving her son, Eric D. Evans, Sr. as the sole heir at law evidenced by Affidavits of Heirship recorded simultaneously herewith in Instument No. 20171213-0126846 and 20171213-0126847, Register's Office for DavidsonCounty, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7650, Page 601, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1202 Lischey Avenue, Nashville, Tennessee 37207**.

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 8th DAY OF DECEMBER, 2017.

Eric D. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC D. EVANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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