WARRANTY DEED

Bill Garrett Davidson County
Batch# 130146 DEEDWARR
08/16/2018 03:25:15 PM 2 pgs
Fees: $13.00 Taxes: $3,124.21

20180816-0081429

File No.: AGL-18-802

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $844,380.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

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
JOSHUA A SILER and ERIN M SILER	CAPSTAR BANK	118023O00200CO
(NAME)	(NAME)	
802 HALCYON AVENUE	2002 RICHARD JONES ROAD, STE A300	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204	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, **MAGNESS GROUP, INC., A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOSHUA A SILER AND ERIN M SILER**, 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 of Homes at 800 Halcyon Avenue, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170330-0031121, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification thereof.

Being the same property conveyed by Warranty Deed from Richard Devries and wife, Sara Parish Devries to Magness Group, Inc. as recorded on the 6th day of April, 2017 in Instrument No. 20170406-0033831; part of Quitclaim Deed from Mark DeVries to Richard DeVries and wife, Sara Parish DeVries as recorded on the 14th day of January, 2015 in Instrument No. 20150114-0003765 and part of Warranty Deed from Jason Bockman and wife, Erica L. Bockman to Richard DeVries and wife, Sara Parish DeVries, and Mark DeVries as recorded on the 9th day of April, 2009 in Instrument No. 20090409-0032414, 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 802 HALCYON 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.

Witness my/our hand(s) this 13th day of August, 2018.

MAGNESS GROUP, INC.

BY: ADAM G. LAFEVOR
ITS: AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of August, 2018, 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 a AUTHORIZED AGENT of MAGNESS GROUP, INC. the within named bargainor, a TENNESSEE 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 August, 2018.

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

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