WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179537 **DEEDWARR**
01/02/2019 11:30:43 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20190102-0000282

File No.: ALW-18-302

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 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
MAGNIFY CAPITAL REAL ESTATE FUND, LP	New Owner	043-06-0-099.00
(NAME)	(NAME)	
302 NIX DRIVE	18383 Preston Rd #425	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	Dallas TX 75252	
(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, **JEFFERY WILLIAMS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNIFY CAPITAL REAL ESTATE FUND, LP**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 22 of Tract 14 or an unrecorded plan of a recorded plan in Book 1130, Page 37, Register's Office for said County, known as the Anderson Estates, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot begins at a point on the Easterly margin of Nix Drive at the corner of Lots Nos. 23 and 22, being 94.9 feet, more or less North of the Northerly margin of Roosevelt Avenue; thence with the line between lots 23 and 22 Eastwardly 175 feet to a dead line; thence with said dead line Northwardly 115 feet to the common corner of lots nos. 22 and 21; thence with line between lots 22 and 21 Westwardly 175 feet to the Easterly margin of Nix Drive; thence Southwardly with said Drive 115 feet to the beginning.

Being the same property conveyed to Jeffery S. Williams, a married man by Warranty Deed from Mary Frances Kinnard, unmarried, recorded on the 25th day of November, 2009 in Instrument No. 20091125-0108533, 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 302 NIX DRIVE, MADISON, TN 37115
(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 20th day of December, 2018.

JEFFERY WILLIAMS

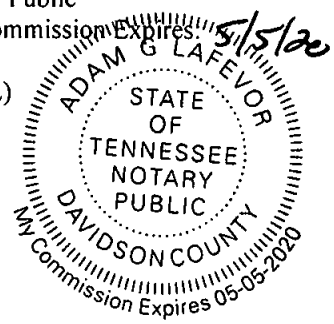
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFERY WILLIAMS, unmarried, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2018.

Notary Public
My Commission Expires: 5/5/20

(SEAL)



RETURN TO:

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