WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-MG-19-438-H

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)	
798 Berry Rd., Ste. 40883		**131-05-0B-438.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **THOMAS L. CRICKENBERGER, UNMARRIED,** 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 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 438 of the Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Four Seasons Condominiums, as shown on the Exhibit "D" to the Master Deed, as of record in Book 6481, page 341, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Thomas L. Crickenberger by Warranty deed from Linda K. Sheskey Stewart, married of record in Instrument No. 20030304-0027939 Register's Office for Davidson County, Tennessee, dated February 26, 2003 and recorded on March 4, 2003.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiumof record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Four Season's Homeowners Association of record in Book 6855, Page 917, amended in Book 8176, Page 697, in the Register's Office for Davidson County, Tennessee.
- Agreement regarding Utility Service of record in Book 4821, Page 20, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7776, Page 899, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement and Consent of record in Book 6869, Page (s) 157 and 162, re-recorded in Book 6870, Page 966, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6841, Page 376, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5158, Page 230 and 852, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 188464 DEEDWARR
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Fees: $13.00 Taxes: $436.97

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- Engineering Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 5271, Page 430 in the aforesaid Register's Office.
- Sale and Agreement of record in Book 5388, Page 503, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument No. 20060626-0075941 and 20021111-0138785, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **438 Summit Ridge Pl. #438, Nashville, Tennessee 37215**.

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 22nd DAY OF JANUARY, 2019.

Thomas L. Crickenberger by Thomas E. Hendrix Attorney in Fact

Thomas L. Crickenberger by Thomas E. Hendrix, Attorney-In-Fact

Durable Power of Attorney for Financial Management whereas Thomas Lee Crickenberger appoints Thomas E. Hendrix as his Power of Attorney recorded in Instrument No. 20180802-0075698, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas E. Hendrix, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS L. CRICKENBERGER, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS L. CRICKENBERGER.

Witness my hand and official seal, this the 22nd of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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