WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

J-RR-19-438

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lars Gunnar and Jessica Gunnar	**Lars Gunnar and Jessica Gunnar**	
(NAME)	(NAME)	
525 S. Oakland Avenue, Unit 2	**525 S. Oakland Avenue, Unit 2**	**131-05-0B-438.00**
(ADDRESS)	(ADDRESS)	
Pasadena, CA 91101	**Pasadena, CA 91101**	
(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, **MAGI GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARS GUNNAR AND WIFE, JESSICA GUNNAR,** 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 349, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to MAGI GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed from Thomas L. Crickenberger, unmarried, of record in Instrument No. 20190125-0007696, in the Register's Office of Davidson County, Tennessee, dated January 22, 2019 and recorded on January 25, 2019.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clark Gower Property, as recorded in Plat Book 5050, Page(s) 30.
- Charter in Book 6855, Page 917, amended in Book 8176, Page 697
- Restrictions, in Warranty Deed, Instrument No. 20021111-0138785; and at Instrument No. 20060626-0075941
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Four Seasons Condominium Condominium of record inBook 6841, Page 349 , as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests 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 building thereon.
- Easement recorded in Book 5158, Page 230.
- Easement recorded in Book 5158, Page 852.
- Easement recorded in Book 6869, Page 157.
- Easement recorded in Book 6869, Page 162.
- Easement recorded in Book 6870, Page 966
- Easement recorded in Book 7776, Page 899.
- Easement recorded in Instrument No. 20010912-0099679.
- Easement recorded in Instrument No. 20120521-0043888.
- Deed of Conveyance for sewer lines in Book 5271, Page 430
- Engineering Report in Book 6847, Page 125

Karen Johnson Davidson County
Batch# 206992 **DEEDWARR**
03/18/2019 11:05:34 AM 2 pgs
Fees: $13.00 Taxes: $632.70

20190318-0024381

- Any and all existing easements and restrictions as shown of record not stated herein

This is Improved property known as: **438 Summit Ridge Pl, 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 14 DAY OF MARCH, 2019.

Magi Group LLC

BY: _____
Sean Lewis
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN LEWIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of MAGI GROUP LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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