WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $874,992.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF ~~FEBRUARY~~ MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/5/2020

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 207609 DEEDWARR
03/19/2019 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.47
20190319-0024982

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: ALW-19-1400-SALE

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
JACOB LIGGETT and VICTORIA LIGGETT, HUSBAND AND WIFE	FRANKLIN SYNERGY BANK	083-09-0-490.00
(NAME)	(NAME)	
1400 ORDWAY PLACE	722 COLUMBIA AVENUE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	FRANKLIN, TN 37064	
(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 DEVCO 2, GP. A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JACOB LIGGETT AND VICTORIA LIGGETT, 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 Lot No. 132 on the Plan of Subdivision of the A.V.S Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 132 fronts 50.0 feet on the Southerly side of Ordway Place, formerly Grove Street, and runs back 151-1/2 feet on the Easterly line and 153-1/2 feet on the Westerly line, with the Easterly margin of 14th Street, formerly Ordway Avenue, to an alley, measuring 50.0 feet, more or less, thereon.

Being the same property conveyed by Warranty Deed from John R. Rayburn and Sonata S. Stanton, husband and wife to Magnes Devco 2, GP as recorded on the 6th day of June, 2017 in Instrument No. 20170606-0056426; part of Quitclaim Deed from John R. Rayburn and Sonata S. Stanton, husband and wife to John R. Rayburn and Sonata S. Stanton, husband and wife as recorded on the 31st day of May, 2017 in Instrument No. 20170531-0053797 and part of Warranty Deed from Jonathan D. Benson and Sarah M. Benson to John R. Rayburn and Sonata S. Stanton, husband and wife as recorded on the 8th day of July, 2015 in Instrument No. 20150708-0066207, 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 1400 ORDWAY PLACE, NASHVILLE, TN 37206
(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 14th day of March, 2019.

MAGNESS DEVCO 2, GP

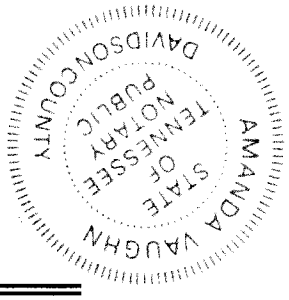
BY: JADEN SUTLIFF
ITS: AUTHORIZED AGENT 03/22/2021

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of March, 2019, before me personally appeared JADEN SUTLIFF, 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 DEVCO 2, GP, the within named bargainor, a partnership, and that she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of March, 2019.

Amanda Vaughn
Notary Public
My Commission Expires: 5/5/2020



RETURN TO:

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

