WARRANTY DEED

2019-1382

Karen Johnson Davidson County
Batch# 212439 DEEDWARR
04/01/2019 03:11:35 PM 2 pgs
Fees: $13.00 Taxes: $4,828.50

20190401-0029315

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,305,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of March, 2019.

(Affix Seal) Notary Public

My Commission Expires: 5.3.21

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joao A. de Andrade and Donald F. Harang, III 2470 Abbott Martin Nashville, TN 37215	Idecomm Global Services MS-FD-FW-9909, 1260 Energy Lane St. Paul, MN 55108	117130M00200CO

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, I/we, **Magnolia Trace Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joao A. de Andrade and Donald F. Harang, III, A Married Couple**, 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 parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit "B," as shown on Exhibit "B" on the plan of Residence of Sugartree of record in Instrument No. 20170112-0003732, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Magnolia Trace Properties, LLC by Quitclaim Deed from Alan Fagan, an unmarried man, dated July 25, 2017 and recorded July 27, 2017 in Instrument No. 20170727-0076288, said Register's Office.

Also being part of the same property previously conveyed to Alan Fagan, an unmarried man, by Warranty Deed from Harriet H. Bunn, an unmarried woman, dated August 05, 2016 and recorded August 16, 2016 in Instrument No. 20160816-0085240, said Register's Office.

( ) unimproved
This is (X) improved property know as 2470 Abbott Martin, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 25th day of March, 2019.

Magnolia Trace Properties, LLC, By: Gregory Alan Fagan, Jr., Managing Member

STATE OF TENNESSEE
COUTY OF WILLIAMSON

Before me, the undersigned authority of the state and county mentioned, personally appeared **Gregory Alan Fagan, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Magnolia Trace Properties, LLC. the within named bargainor, a limited liability company, and that such Managing Member as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

Witness my hand and seal this the 25th day of March, 2019

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County