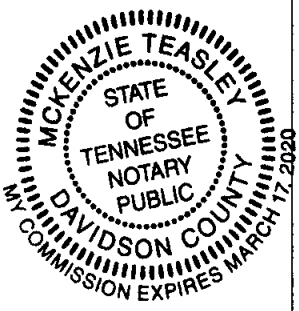
WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marvin Ray Perry, Jr. and Ciera Nichole Jordan	Marvin Ray Perry, Jr. and Ciera Nichole Jordan	043 06 0 099.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 224963 **DEEDWARR** 05/02/2019 02:23:51 PM 2 pgs Fees: $13.00 Taxes: $897.25
302 Nix Drive	302 Nix Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190502-0041128

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Magnify Capital Real Estate Fund, LP**, a Delaware Limited Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marvin Ray. Perry, Jr. and Ciera Nichole Jordan, husband and wife**, hereinafter called the Grantees, their heirs and assigns, 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 Magnify Capital Real Estate Fund, LP by Warranty Deed from Jeffery Williams dated December 20, 2018 and recorded January 02, 2019 as Instrument No. 20190102-0000282, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded in Instrument No. 201903040019769, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: COM-1903779

unimproved ☐
This is improved ☒ property, known as 302 Nix Dr, Madison, TN 37115

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 Grantees 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 Grantees, 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 our hands this 30 day of April, 2019.

Magnify Capital Real Estate Fund, LP,
a Delaware Limited Partnership
BY: Magnify Capital GP, LLC
~~a Delaware~~ Limited Liability Company

BY: _____
Danny Donovan
Authorized Signor
Mag Ops, LLC as Managing Agent

STATE OF Texas

COUNTY OF Collin

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Danny Donovan, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the authorized signer for Mag Ops, LLC as the Managing Agent for Magnify Capital GP, LLC, the General Partner of Magnify Capital Real Estate Fund, L.P., being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the Limited Partnership by himself as such authorized agent.

Witness my hand and official seal, this the 30 of April, 2019.

Notary Public

My Commission Expires: 9-15-19

(SEAL)

TERRY MADISON
Notary Public, State of Texas
Comm. Expires 09-15-2019
Notary ID 128739980

File Number: COM-1903779