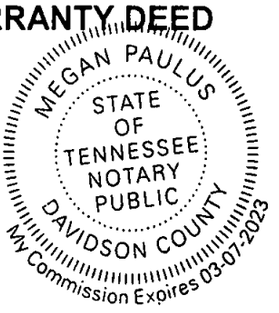
WARRANTY DEED



R-VR-19-5603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

THIS 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)
Eric Anton Magas	**F&M Bank**	
(NAME)	(NAME)	**091-06-0-182.00**
5603 Morrow Road	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Clarksville, TN 37041**	
(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, **MICHELLE STONE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC ANTON MAGAS, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Morrow Road Division of record in Plat Book 6200, Page 829, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle Robinson, a married woman by Quitclaim deed from Michelle Robinson and husband, David Robinson of record in Instrument No. 20081126-0115774 Register's Office for Davidson County, Tennessee, dated October 28, 2008 and recorded on November 26, 2008.

The said Michelle Robinson is one and the same as and now being known as Michelle Stone.

The said David Robinson joins herein to convey any and all interest he may have in the above-described property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 6200, Page 829, Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 2292, Page 617, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 4504, Page 828, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 8131, Page 925, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5603 Morrow Road, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch# 253202 **DEEDWARR**
07/05/2019 02:55:36 PM 2 pgs
Fees: $13.00 Taxes: $1,060.05

20190705-0065934

Witness my/our hand(s) this the 3rd DAY OF JULY, 2019.

Michelle Stone

Jacqueline Stone, spouse of Michelle Stone, hereby joins in this conveyance and does transfer and convey any and all marital interest Jacqueline Stone may have in and to the above-described tract or parcel of land.

David Robinson by Michelle Stone as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE STONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELINE STONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

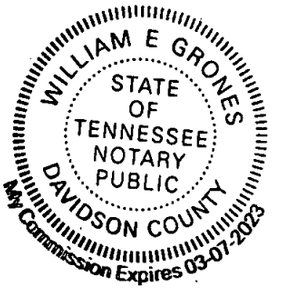


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE STONE, 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 DAVID ROBINSON, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID ROBINSON.

Witness my hand and official seal, this the 3rd of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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