Karen Johnson Davidson County
Batch# 266561 DEEDWARR
08/05/2019 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20190805-0077204

Name and Address of New Owner:
Mag Investment LLC
7525 Tarmac Way
Nashville, TN 37211

Send Tax Statements To:
Mag Investment LLC
7525 Tarmac Way
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NC-19050657

Map and Parcel: 133 06 0 040.00 and 133 06 0 038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Seagate Investment, Inc**, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mag Investment LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, and being all of Lot No. 41, Map of The McLester Addition to Nolen Heights, according to survey and plat of same appearing of record in Book 421, page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Seagate Investment, Inc., a Tennessee corporation, by Warranty Deed filed for record on February 24, 2011 in Instrument Number 20110224-0015132, of the Register's Office of Davidson County, Tennessee.

TRACT 2:
PARCEL 133 06 0 036.00 (3500 Nolensville Pike, Nashville, TN 37211)
Being a parcel of land in the 16th Councilmanic District of Metropolitan Nashville and Davidson County and being the easterly part of the Lot 38 and all of Lot 39 except the southwest corner of the map of McLester's Addition to Nolen Heights, as of Record Book 421, page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of Harrison Street at an iron pipe at the common corner of Lots 39 and 40; thence with the line between the aforementioned lots, South 02 deg. 52' 01" West, a distance o 105.17 feet to an iron pin at the northerly margin of Alley Number 1928; thence with the northerly margin of the aforementioned North 87 deg. 32' 43" West, a distance of 43.38 feet to an iron pin in the easterly margin of Nolensville Road; thence with the margin of the aforementioned, North 27 deg. 01' 00" West, a distance of 138.32 feet to an iron pin; thence with a curve to the right with a delta angle of 119 deg. 31' 45" and a radius of 20.00 feet and a chord bearing of North 32 deg. 44' 52" East and a chord distance of 34.46 feet to an iron pin in the southerly margin of Harrison Street; thence with the southerly margin of the aforementioned, South 87 deg. 29' 15" East, a distance of 95.08 feet to the point of beginning.

Tracts contain 0.29 acres or 12,706.9 square feet, more or less. All as set forth in that survey by Volunteer Land Surveyor, LLC No. 1728 and dated April 7, 2008.

PARCEL 133 06 0 278.00 (0 Harrison Street, Nashville, TN 37211)
Land in Davidson County, Tennessee, and being all of Lot No. 40, Map of the McLester Addition to Nolen

Heights, according to survey and plat of same appearing of record in Book 421, page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Seagate Investment, Inc., a Tennessee Corporation by Quitclaim Deed filed for record on June 16, 2016 in Instrument 20160616-0061163, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Book 421, page 92 (Tract 1); Subject to all matters together with the 1/2 portion of an alley directly behind said property which was closed by Order No. BL2004-197, approved May 19, 2004 (Tract 1); all matters as set forth per Plat of record in Book 421, page 92 (Tract 2); Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4337, page 129 (Tract 2); Street/alley closing and any easements retained in Ordinance No. 2004-197(Tract 2); Subject to Metro Nashville City Ordinance No. 2004-197 (Tract 2); all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 319 Harrison St., Nashville, TN 37211 (Tract 1) and 3500 Nolensville Pike, Nashville, TN 37211 (Tract 2).

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, its successors and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 1st day of August, 2019.

Seagate Investment, Inc

BY: _____
Mulgeta Abebe, President

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Mulgeta Abebe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Seagate Investment, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal this 1st of August, 2019.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 2/20/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 1st day of August, 2019.

_____
Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sah Cart

Notary's Signature

My Commission Expires: 5-23-23

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY