WARRANTY DEED

Karen Johnson Davidson County
Batch# 290873 DEEDWARR
09/25/2019 12:29:30 PM 2 pgs
Fees: $13.00 Taxes: $599.40
20190925-0097428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAGNIFY CAPITAL REAL ESTATE FUND, LP	Magnify Capital Real Estate Fund, LP	
(NAME) 7000 Bee Cave Rd, Ste. 300	(NAME) 7000 Bee Cave Rd, Ste 300	03413008800
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carolyn Lawrence and Doug Lawrence, Husband and Wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAGNIFY CAPITAL REAL ESTATE FUND, LP,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 7, Block A, in East Lawn as it appears on the Plan of said subdivision of record in Plat Book 547, at Page 154, in the Register's Office for Davidson County, Tennessee, to which reference is hereby expressly made.

FOR INFORMATION PURPOSES ONLY: 127 Welworth Street, Madison, TN 37115

Being the same property conveyed to Doug and Carolyn Lawrence by virtue of that certain Quit Claim Deed dated August 13, 2019, and being of record at Instrument No. 20190813-0080648 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to H & C, LLC by virtue of Quit Claim Deed dated March 30, 2016 at Instrument No. 20160401-0031028 in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to Carolyn Lawrence by virtue of Quit Claim Deed dated June 25, 2014 at Instrument No. 20140625-0055323, in the amount of $.00 in the said Register's Office.

Being the same property previously conveyed to David Pitta and Patricia Pitta by virtue of Warranty Deed dated April 27, 2012 at Instrument No. 20120202-0009440 in the amount of $32,500.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 547, page 153 & 154, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 127 Welworth St. Madison, TN 37115
(House Number) (Street) (P.O. Address) (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 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 my hand this 23rd day of September, 2019.

Carolyn Lawrence

Doug Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carolyn Lawrence and Doug Lawrence**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of September, 2019.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021