This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $483,000.00.

Affiant

Subscribed and sworn before me this the 10th day of February, 2020.

Notary Public
My commission expires: 7-5-21

Karen Johnson Davidson County
Batch# 356244 DEEDWARR
02/11/2020 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20200211-0015319

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Magnum Investments, LLC 1970 Ashburn Ct Nolensville, TN 37135	New Owner	174-00-0 105.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY BARLOW, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MAGNUM INVESTMENTS, LLC,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 11 on the survey of the James William and Martha Wisener Farm described according to a survey by Barry Greer & Associates, dated April 8, 1979 as follows:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF OLD FRANKLIN ROAD, said point being south 49 deg. 48' east 279.21 feet along said south margin of Old Franklin Road from the northeast corner of the property conveyed to Minna Ethel Culbertson by deed or record in Book 972, page 520, Register's Office for Davidson County, Tennessee; thence south 6 deg. 40' west 1422.53 feet to a point, said point being the southwest corner of Tract No. 10; thence north 82 deg. 33' west 230.0 feet to a point in Culbertson's east line; thence with a segment of Culbertson's east line north 6 deg. 34' east 1573.65 feet to a point in the south margin of Old Franklin Road; thence with said south margin of Old Franklin Road south 49 deg. 48' east 279.21 feet to the point of beginning, containing 8.0 acres more or less according to said survey.

Being the same property conveyed to W. L. Barlow and wife, Mary Barlow, by deed from Martha Ann Wisener, a widow, dated 05/25/1979, of record in Book 5441, page 52, Register's Office for said County. The said W. L. Barlow having since deceased on May 20, 2012. Mary Barlow and Mary S. Barlow are one and the same.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3392 Old Franklin Rd, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10th day of February, 2020.

Mary S. Barlow

Mary S. Barlow

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary S. Barlow,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Venikkia 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, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My Commission Expires: 7-5-21