Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0446

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of March, 2020

Notary Public

Commission Expires: 9-20-2020

Karen Johnson Davidson County
Batch# 368355 DEEDWARR
03/06/2020 09:15:46 AM 2 pgs
Fees: $13.00 Taxes: $4,421.50
20200306-0025317

STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John White and David Best 2468 Abbott Martin Road Nashville, TN 37215	First Nation Bank 1608 Williams Dr, Ste 301 Murfreesboro, TN 37129	117-13-0M-001.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Magnolia Trace Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Moyers White Jr and David Anthony Best, a married couple

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:

Land situated in Davidson County, Tennessee, being Unit A as established in the Declaration of Covenants, Conditions and Restrictions for Residence of Sugartree, a Horizontal Property Regime, of record in Instrument No. 20170112-0003732, Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said Unit.

Being a portion of the same property conveyed to Alan Fagan, an unmarried man by Warranty Deed from Harriet H. Bunn, an unmarried woman, of record in Instrument No. 20160816-0085240, Register's Office for Davidson County, Tennessee, dated August 5, 2016 and recorded on August 16, 2016.

Being the same property conveyed to Magnolia Trace Properties, LLC by Quitclaim Deed from Alan Fagan, an unmarried man, of record in Instrument No. 20170727-0076278, Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 27, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2468 Abbott Martin Road, Nashville, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of March, 2020.

Magnolia Trace Properties LLC,

By: Gregory Alan Fagan, Jr.
Gregory Alan Fagan, Jr., Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, for the State and County, aforesaid, personally appeared Gregory Alan Fagan, Jr., with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Owner of **Magnolia Trace Properties LLC**, and that he as such Owner being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of March, 2020.



(Notary Seal)

Notary Public
My Commission Expires: 12-12-2023