# WARRANTY DEED

Karen Johnson Davidson County
Batch# 498529 **DEEDWARR**
10/19/2020 03:12:15 PM 2 pgs
Fees: $13.00 Taxes: $4,325.30

20201019-0121566

File No.: AGL-20-2018SALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,169,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 05-20-2024

(AFFIX SEAL)

SANDRA DENISE WOODS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
513 3rd Avenue South, Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Aylward and Laura G. Aylward | USAA Federal Savings Bank | 105-09-0-470.00 |
| (NAME) | (NAME) | |
| 2018 10th Avenue South<br>Nashville, TN 37204 | P.O. Box 650660<br>Dallas TX 75265-0660 | |
| (ADDRESS) | (ADDRESS) | |

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MAGNESS GROUP, INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RICHARD AYLWARD AND LAURA G. AYLWARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs 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 Resubdivision of Part of Lot 12, W.L.B. Lawrence Plan of Lots, as recorded in Instrument Number 20180515-0046178, 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 part of the same property conveyed to 2020 10th Ave, GP, a Tennessee general partnership, by Warranty Deed from the Estate of Gwendolyn Street (FKA Gwendolyn J. Murray), dated April 20, 2018, recorded April 27, 2018, in Instrument No. 20180427-0040065, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Magness Group, Inc., a Tennessee Corporation, by Quitclaim Deed from 2020 10th Avenue South, G.P., a Tennessee general partnership, dated September 17, 2020, recorded September 29, 2020, in Instrument No. 20200929-0112190, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2018 10th Avenue South, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (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 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.

Witness my/our hand(s) this 16th day of October, 2020

Magness Group, Inc., a Tennessee Corporation
By Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Magness Group, Inc., the within named bargainor, a Corporation, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal this 16th day of October, 2020.

Notary Signature
My commission expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY