BILL GARRETT, Davidson County
Trans:T20160045118 DEEDWARR
Recvd: 05/27/16 14:17 2 pgs
Fees:13.00 Taxes:851.00

20160527-0053865

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 25th day of May, 2016.

Notary Public
My commission expires: 9-19-19

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
The MC2 Group, Inc. 519 Southgate Avenue Nashville, TN 37203-5513	New Owner	105-11-0-114-00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra A. Hunter, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The MC2 Group, Inc., a Tennessee Corporation,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of Horton Property, of record in Book 1, Page 44, Chancery Court and Register's Office for said County, described according to a survey made by S.M. McMurray Engineering Company, September 11, 1937 and further described according to a Mortgage Loan Inspection made by John Kohl and Company, P.C. dated September 21, 1988 as follows;

BEGINNING at an iron pin in the southerly margin of Southgate Avenue, at a point of 105.5 feet by deed or 103 feet by field measure east of the intersection of Martin Street and Southgate Avenue; thence with the southerly margin of said Avenue, eastwardly 50 feet by deed or 55 feet, more or less, by field measure; thence southwardly 150 feet to an iron pin; thence westwardly 50 feet by deed or 57 feet, more or less, by field measure to an iron pin; thence northwardly 150 feet to the point of beginning.

Being the same property conveyed to Sandra A. Hunter by Warranty deed from Evelyn D. Thompson of record in Book 9105, page 191, Register's Office for Davidson County, Tennessee, dated September 29, 1993 and recorded on October 5, 1993.

This property is improved property known as **519 Southgate Avenue, Nashville, TN, 37203-5513.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 1, Page 44, Chancery Court for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 25th day of May, 2016.

Sandra A. Hunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra A. Hunter** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 25th day of May, 2016.

Notary Public

My Commission expires: 9/6/19

FILE NO: 2016054452

