BILL GARRETT, Davidson County
Trans:T20160113539 DEEDWARR
Recvd: 12/27/16 11:50 2 pgs
Fees:13.00 Taxes:1095.50
20161227-0135488

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 $296,082.21

Affiant

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 21st day of December, 2016

Notary Public
My commission expires: 9.19.18

Address of New Owner:	Send Tax Bills to:	Tax Information
Bradford Stephens 3312 John Mallette Drive Nashville, TN 37218	New owner	69-16-0-35.00

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, **The MC2 Group Inc,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bradford Stephens,** 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:

Beginning on the northerly margin of Hydes Ferry Pike, 233.5 feet east of the northeast intersection of said Pike and Manchester Avenue, said point also being the southwest corner of the property conveyed to Albert Shelia Friedman and wife, by deed from Guy Hatley and wife, of record in Book 1404, page 429, Register's Office for said County; thence with Friedman's west line, northwardly 220.2 feet to the south line of the property conveyed to Attrell C. Burns and wife, by deed from Guy Hatley and wife, of record 1194 page 492, said Register's Office; thence with Bum's south line, westwardly to the east margin of Manchester Avenue; thence with the east margin of said Avenue, southwestwardly 290.8 feet to the north margin of Hydes Ferry Pike; thence with the northerly margin of said Pike, eastwardly 233.5 feet to the beginning.

ALSO DESCRIBED AS:
A tract of land in Davidson County, Tennessee. Tract being AAA Storage Bordeaux, L.P., as recorded in Instrument Number 200201150006012, Register's Office, Davidson County, Tennessee (RODC). Tract being bounded on the north Tonya Marie Norfleet, as recorded in Book 9720, Page 436, RODC on the east by Mary C. Major, as recorded in Book 8795, Page 385, RODC, an the south by the northern Right of way (ROW) of John Mullet Drive and on the west by the eastern ROW of Manchester Avenue. Tract being described as follows:

POINT OF BEGINNING being an iron rod new on said northern ROW and being the southwestern corner of the said Mary C. Major tract; thence along said northern ROW N 87\'b0 54' 51" W 202.00 feet to an iron rod new; thence with a curve to the right having a central angle of an angle of 129\'b0 04' 05", a radius of 15.00 feet, a length of 33.79 feet and having a chord bearing and distance of N 23\'b0 22' 48" W 27:09 feet to an iron rod new on said eastern ROW; thence N 41\'b0 09' 14" E 259.29 feet to an iron pipe old; thence leaving said ROW with the common line of the said Tonya Marie Norfleet tract S 76\'b0 44' 15" E 50.44 feet to an iron pipe old; thence along the common line of the said Mary C. Major tract S 01\'b0 53' 20" W 215.99 feet to the point of beginning.

Being the same property conveyed to THE MC2 Group, Inc., from William Eugene Kirby, III, by Warranty Deed and recorded on October 4, 2016 of record Instrument

Number 20161004-0104756, Registers office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3312 John Mallette Drive, Nashville, TN 37218

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 21st day of December, 2016.

The MC2 Group Inc

By: _____
Rob Cushman
Its: Authorized Representative

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 Rob Cushman Authorized Representative of **The MC2 Group Inc,** 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 as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of December, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016124937

