BILL GARRETT, Davidson County
Trans:T20170073670 DEEDWARR
Recvd: 08/24/17 09:19 2 pgs
Fees:13.00 Taxes:1960.63
20170824-0086930

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 $529,900.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2017.

Notary Public
My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Jenna Hagen	New Owner	105-11-1C-001.00
1707 A Martin Street		
Nashville, TN 37203		

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., a Tennessee Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jenna Hagen,** unmarried 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 Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 1707 Martin Street Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20161209-0129561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to The MC2 Group, Inc. a Tennessee corporation, by Warranty Deed from Helen Woodard, of record in Instrument No. 20160912-0095719, dated August 26, 2016, in the Register's 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 **1707 A Martin Street, Nashville, TN 37203.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The 1707 Martin Street Townhomes of record in Instrument No. 20161209-0129561, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (2) Subject to all matters shown on the Plan of record in Plat Book 1424, Page 128; (3) Subject to all matters shown on the Plan of record in Plat Book 1, Page 44; All of record in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVREG-171701

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 15th day of August, 2017.

The MC2 Group, Inc., a
Tennessee ~~limited liability company~~ Corporation

By: _____
Trey Cain
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 Trey Cain, Authorized Representative of **The MC2 Group, Inc., a Tennessee Corporation,** 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 Brentwood, Tennessee, this the 15th day of August, 2017.

on behalf of The MC2 Group, Inc., a Tennessee Corporation

_____
Notary Public

My Commission expires: 1.24.21

FILE NO: 2017075409

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD