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 $349,900.00

Affiant

Bill Garrett Davidson County
Batch# 13885 **DEEDWARR**
10/16/2017 09:32:29 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20171016-0105558

Subscribed and sworn to before me, this 6th day of October, 2017.

Notary Public
My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica L. Edwards		106-13-0C-002.00
2160 B Whitney Avenue	New owner	
Nashville, TN 37210		

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 **Jessica L. Edwards, an unmarried woman,** 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 B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 2160 Whitney Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020004, 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. by Warranty Deed from Country Club Investors, LLC, a Tennessee limited liability company, dated May 19, 2016 of record as Instrument No. 20160601-0055146, 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 **2160 B Whitney Avenue, Nashville, TN 37210.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 2160 Whitney Avenue Townhomes of record in Instrument No. 20170301-0020004, 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 2, Page 108, (Chancery Court); (3) Restrictions of record in Book 10526, Page 850, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office 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 6th day of October, 2017.

The MC2 Group, Inc., a
Tennessee Corporation

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative of The MC2 Group, Inc.,** the within named bargainor, **a Tennessee Corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Corporation** as such **Authorized Representative.**
Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of October, 2017.

_____
Notary Public

My Commission expires: 7-6-2020

FILE NO: 2017085469

