Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1130TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00.

Affiant

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND ~~SWORN~~ TO BEFORE ME THIS THE 11th day of May, 2018.

Notary Public
Commission Expiration:
2-25-20

Bill Garrett Davidson County
Batch# 93359 **DEEDWARR**
05/17/2018 09:55:44 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00

20180517-0047180

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
MC2 Group, Inc., a Tennessee Corporation 639E. Main St. Hendersville, TN 37075	SAME AS NEW OWNER	07205006300 and 07205006100 and 07205006200 and 07206004600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William L. Cogdill and wife, Theresa L. Cogdill**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MC2 Group, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 909 and 909B Elvira 1 Nashville, TN 37216, County of Davidson, State of Tennessee:

Parcel 063.00 is Lot 4 on the O.R. Campbell Subdivision, a re-subdivision of Part of Lots 18, 19 and 20 of the C.W. Waller Subdivision of John D. Anderson Home Place of record in Book 1424, Page 5, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel 061.00 is part of Lots 18, 19 and 20 on C.W. Waller's Subdivision of the John D. Anderson Home Place of record in Book 421, Page 35, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William L. Cogdill and wife, Theresa L. Cogdill, by deed from Harvey Filmore Harris and wife, Betty L. Harris, dated 01/07/2002, filed of record 01/24/2002, in Instrument No. 20020124-0010390 said Register's Office.

Tax Map and Parcel ID is as follows: 07205006300 and 07205006100

Property known as 911 Elvira Avenue, Nashville, TN 37216, County of Davidson, State of Tennessee

Land in Davidson County, Tennessee, being the East 69 feet of Lot No. 18 on the Map of C.W. Wallers Subdivision of the John D. Anderson Homeplace, as of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee

Said part of said lot fronts 69 feet on northerly side of Elvira Avenue and runs back between lines 410.6 feet on the easterly line and 420 feet, more or less, on the westerly line, to a deed line in the rear on which it measures 69 feet.

Being the same property conveyed to William Cogdill and wife, Theresa Cogdill, by deed from Richard Allen Cathey dated 04/14/1995, filed of record 04/18/1995, in Instrument Book 9648, Page 311, said Register's Office.

Tax Map and Parcel ID as follows: 07205006200

Property known as 900 Maynor Avenue, Nashville, Tennessee 37216, Davidson County, State of Tennessee

Land in Davidson County, Tennessee, being Lot No. 29 on the map of Maynor Place Subdivision, as of record in Book 843, Page 24, Register's Office for said County and described as follows:

Beginning at a point in the southerly margin of Maynor Avenue at the corner of Lots 28 and 29; thence with the line between said lots southerly 148 3/4 feet to a point; thence northerly 79 1/2 feet west 154 1/2 feet to the easterly margin of Maynor Avenue as shown on said plan; thence northeasterly along the margin of said Avenue 192 1/4 feet; more or less, to a turn in said Avenue; thence easterly with said Avenue 21 1/4 feet to the beginning.

Being the same property conveyed to William L. Cogdill and wife, Theresa L. Cogdill, husband and wife, by deed from Martha Gibbs Jordan, married and B. Eugene Gibbs, married, and Charles Edward Gibbs, married, dated 04/21/2006, filed of record 05/02/2006 in Instrument No. 20060502-0050348, said Register's Office.

Tax Map and Parcel ID as follows: 07206004600

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 909 & 909B Elvira Ave. et al, Nashville, TN 37216

911 Elvira Ave. Nashville, TN 37216
900 Maynor Ave Nashville, TN 37216

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, 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 GRANTEES, 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 11th day of May, 2018.

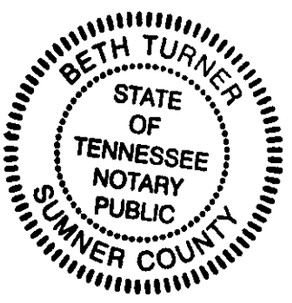
William L. Cogdill

Theresa L. Cogdill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of May, 2018, before me personally appeared **William L. Cogdill and Theresa L. Cogdill**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 11th day of May, 2018.



Notary Public
Commission Expiration:
2-25-20