Bill Garrett Davidson County
Batch# 94634 DEEDWARR
05/21/2018 10:05:02 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20180521-0048269

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 $449,900.00

Affiant

Subscribed and sworn to before me, this 11th day of May 2018.

Notary Public
My commission expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher W. Russell 2012 A Rosemary Lane Nashville, TN 37210	New Owner	106-13-0I-001.00-CO

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, **MC2 Group, Inc., a Tennessee Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christopher W. Russell,** 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 2012 Rosemary Lane Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20170927-0098780, 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 Robert L. Crowell and Kimberly L. Crowell, husband and wife, of record in Instrument No. 20170926-0098714, dated August 11, 2017, 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 **2012 A Rosemary Lane, Nashville, TN 37210.**

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 2012 Rosemary Lane Townhomes of record in Instrument No. 20170927-0098780, 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) Matters shown on the Plan of record in Plat Book 1835, page 25; All 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 11th day of May, 2018.

MC2 Group, Inc., a
Tennessee Corporation

By: _____ By: _____
Joshua A. Mattice Robert A. Cushman
Its: President Its: Vice President/Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joshua A. Mattice, President and Robert A. Cushman, Vice President/Secretary/Treasurer of 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 President and Vice President/Secretary/Treasurer.

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

_____
Notary Public

My Commission expires: 7-6-2020

FILE NO: 2018045800

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020