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 $195,000.00

Affiant

Subscribed and sworn to before me, this 17th day of July 2018.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The MC2 Group, Inc. 639 E Main Street., Ste B202 Hendersonville, TN 37075	The MC2 Group, Inc. 639 E Main Street., Ste B202 Hendersonville, TN 37075	083-06-0-028.00

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, **Roselyn A. Martin, unmarried, f/k/a Roselyn Ann Spicer** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The MC2 Group, Inc., a Tennessee Corporation,** 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 Lot No. 23 of Block "C" on the Map showing the re-subdivision of certain lots of Weakley Place as of record in Book 547, page 12, Register's Office for Davidson County, Tennessee, more fully described by a survey by John Kohl, dated march 26, 1976, as follows:

Said Lot fronts 50 feet on the north side of Sumner Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Johnny B. Spicer and wife, Roselyn Ann Spicer, dated July 8, 1976 of record in Book 5043, page 290, Register's Office for Davidson County, Tennessee.

The said Johnny B. Spicer having died on July 17, 1976 in Davidson County, Tennessee, leaving his wife Roselyn Ann Spicer surviving as tenant by the entirety.

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 **1623 Sumner Avenue, Nashville, TN 37206.**

Bill Garrett Davidson County
Batch# 118850 DEEDWARR
07/20/2018 10:59:14 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180720-0070932

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 17th day of July, 2018.

Roselyn A Martin

Roselyn A. Martin

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 **Roselyn A. Martin,** 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 17th day of July, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018065883