(1)

Bill Garrett Davidson County
Batch# 119149 DEEDWARR
07/23/2018 10:15:46 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20180723-0071357

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

x Bruce A. Knight
Affiant

Subscribed and sworn to before me, this 18th day of July 2018.

Dwyatte P Kennedy
Notary Public
My commission expires: 03-08-21

DWYATTE P. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Bruce A. Knight 2084B Whitney Ave Nashville, TN 37210	New Owner	106-13-0H-002.00

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, **MC2 Group, Inc., a Tennessee Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bruce A. Knight, a single man,** 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 2084 Whitney Avenue Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2084 Whitney Avenue Townhomes, a Horizontal Property Regime of record in Instrument Number 20170811-0082313, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to MC2 Group, Inc., a Tennessee Corporation by Warranty Deed from Gary E. Mohler, unmarried, recorded on August 11, 2017 in Instrument Number 20170811-0082312, 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 **2084B Whitney Ave, 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 2084 Whitney Avenue Townhomes of record in Instrument No. 20170811-0082313,but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or

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) All matters appearing 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 19th day of July, 2018.

MC2 Group, Inc., a
Tennessee Corporation

By: _____
Robert A. Cushman
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 **Robert A. Cushman, Vice President/Secretary/Treasurer and Joshua A. Mattice, President of MC2 Group, Inc.,** the within named bargainors, **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 **Vice President/Secretary/Treasurer and President.**

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of July, 2018.

_____
Notary Public

My Commission expires: 7-6-2020

FILE NO: 2018035786

