WARRANTY DEED

Bill Garrett Davidson County
Batch# 131416 **DEEDWARR**
08/21/2018 09:59:47 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180821-0082714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
The MC2 Group, Inc.	The MC2 Group, Inc.	119 06 0 245.00
(NAME) 639 E Main St., Ste B-202	(NAME) New Owner	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Viviyonne W. Lee f/k/a Vivyone N. L. Watson, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **The MC2 Group, Inc., a Tennesse 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:

Lot Number 2, Section 2, on the Plan of Laurel Acres Subdivision of record in Book 2133, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Viviyonne N.L. Watson by Cash Deed for Tennessee from Mel Martinez, Secretary of Housing and Urban Development, of Washington D.C. dated October 15, 2002 and recorded October 16, 2002 as Instrument No. 20021016-0127451, in said Register's Office for Davidson County, Tennessee.

Kenneth Lee, spouse of Viviyonne W. Lee, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 61 Whitsett Road, Nashville, TN 37210

File Number: MFR-184740SSO

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, has a good right to convey it and the same is unencumbered, 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 our hands this 20th day of August, 2018

Viviyonne W. Lee

Kenneth Lee by Viviyonne W. Lee, Attorney-in-Fact

Kenneth Lee
by Viviyonne W. Lee, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Viviyonne W. Lee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2018.

Notary Public
My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **Viviyonne W. Lee**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Kenneth Lee**, and who acknowledge that he/she executed the same as the free act and deed of the said **Kenneth Lee** , by virtue of a Power of Attorney, duly executed and appearing of record in Record Book _____ * _____, Page _____, said Register's Office.

* 20180821-0082713

Witness my hand and official seal, this the 20th of August, 2018.

Notary Public
My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020

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