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 $462,000.00

KB
Affiant

Subscribed and sworn to before me, this 27th day of August, 2018.

Notary Public
My commission expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 134302 DEEDWARR
08/28/2018 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20180828-0085415

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathleen Barrow 2084 A Whitney Avenue Nashville, TN 37210	One Trust Home Loans 3131 Camino Del Rio N. Suite 1080 San Diego, CA 92108	106-13-0H-001.00

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, **The MC2 Group, Inc., a Tennessee Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kathleen Barrow and Ronald Barrow, wife and husband,** 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. A 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.

Being a portion of the same property conveyed to Gary E. Mohler, unmarried, by Warranty Deed from Christopher D. Hart and wife, Amy Hart, dated June 29, 2004 of record as Instrument No. 20040701-0078417, Register's Office for Davidson County.

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 2084 A Whitney Avenue, Nashville, TN 37210

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 27th day of August, 2018.

The MC2 Group, Inc.,

By: _____
Rob Cushman
Its: Authorized Representative

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 **Rob Cushman Authorized representative of The MC2 Group, Inc.,,** 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 by signing the name of the corporation as **Authorized Representative**.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of August, 2018.

_____
Notary Public

My Commission expires: 9/5/2021

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2018085947

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY