JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this the 20th day of August, 2018. Notary Public My commission expires: 1-24-21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Y Johnson Davidson County
Batch# 144400 **DEEDWARR**
09/24/2018 10:51:04 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180924-0094324

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
The MC2 Group		**091-02-0-224**
6007 Pennsylvania Avenue	Same	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sheila D. Clem, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The MC2 Group Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 9 on the Plan of Resubdivision of Lot No. 8 and part of Lot No. 10, Block 9, plan of Cherokee Park Subdivision of record in Plat Book 5210, Page 303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Howard Meadows and wife, Edna Jewell Meadows by Installment deed from Anne May Williams of record in Book 3806, page 972, Register's Office for Davidson County, Tennessee, dated August 28, 1964 and recorded on August 21, 1964.

Final Decree recorded in Book 5575, Page 747

Being the same property conveyed to Donald Arkovitz Trustee by Quitclaim Deed from Edna D. (Reed) Meadows of record in Book 7526, page 506, Register's Office for Davidson County, Tennessee, dated April 18, 1988 and recorded on April 26, 1988 and within the same deed the said Donald Arkovitz, Trustee conveyed his interest in the subject property to Richard W. Clem and wife, Shelia D. Clem and Deed of Correction recorded in Book 7547, Page 670

Being the same property conveyed to Sheila D. Clem by Quitclaim deed from Richard W. Clem of record in Book 9302, page 582, Register's Office for Davidson County, Tennessee, dated April 05, 1994 and recorded on April 05, 1994.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 6007 Pennsylvania Avenue, Nashville, TN 37209.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 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/OUR HANDS EFFECTIVE AS OF 20th day of August, 2018:

Sheila D. Clem

Sheila D. Clem

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Sheila D. Clem, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of August, 2018.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20181508R