Karen Y Johnson Davidson County
Batch# 147913 DEEDWARR
10/02/2018 10:35:38 AM 2 pgs
Fees: $13.00 Taxes: $754.80
20181002-0097619

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

JONATHAN CRISTON 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 $204,000.00

3 C
Affiant

Subscribed and sworn to before me, this 26th day of September, 2018

Notary Public
My commission expires: 12-4-21

Address of New Owner:	Send Tax Bills to:	Tax Information
The MC2 Group, Inc. 650 Vernon Avenue Nashville, TN 37209	← Same	091-05-0-250.00

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, **Bobby Vernon Dycus, Sr.,** 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. 2 on the plan of Hunter's Subdivision of Lot No. 16 on the map showing Resubdivision of Westover, of record in Book 6050, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50.00 feet on the easterly margin of Vernon Avenue and extends back between parallel lines 175.00 feet to a dead line.

Being the same property conveyed to Anthony B. Dycus and wife, Cammie R. Dycus by Warranty Deed from John Fox, Metro Fox and Dorothy Lowry dated April 11, 1984 of record in Book 6270, page 820, Register's Office for Davidson County, Tennessee. Cammie Ruth Walker Dycus conveyed her interest to Anthony Bernard Dycus by Quitclaim Deed dated May 30, 1991 of record in Book 8412, page 182, Register's Office for Davidson County, Tennessee. The said Anthony Bernard Dycus having since died intestate on March 14, 2018 his estate was probated in Davidson County, Tennessee as Docket # 18P589. Bobby Vernon Dycus Sr. executed the following instrument per affidavit of heirship dated September 26th, 2018 and filed for record in Instrument No. 20181002-0097618 Register's Office of 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 650 Vernon 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. 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 26th day of September, 2018.

Bobby Vernon Dycus, Sr.

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 **Bobby Vernon Dycus, Sr.**, 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 26th day of September, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2018065898

