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

Karen Y Johnson Davidson County
Batch# 156999 DEEDWARR
11/06/2018 10:24:21 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20181106-0109841

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

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

Notary Public
My commission expires: 7-6-2020

BRIAN HURST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
The MC2 Group Inc	Bruce and Julie Hurst	106-13-0-027.00
2082 Whitney Ave	247 Hiddenlake Rd	
Nashville, TN 37210	Hendersonville, TN 37075	

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, **Wanda Watts,** 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. 80 on the Plan of Woodycrest, Section One, of record in Book 1835, page 25, Register's Office for Davidson County.

Said Lot No. 80 fronts 80 feet on the easterly margin of Whitney Avenue and runs back between parallel lines measuring 158 feet on both sides, to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to James H. Watts, Jr. and wife, Wanda L. Watts, by Warranty Deed from Tom Myers dated September 18, 1963, Register's Office for Davidson County. James H. Watts Jr. having since died leaving Wanda L. Watts as sole owner. Book 3618 - Pg 239

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 2082 Whitney Ave, 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 26th day of October, 2018.

Wanda L. Watts
Wanda Watts

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 **Wanda Watts,** 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 October, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

FILE NO: 2018106024