31456-8 Box 14

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

Karen Y Johnson Davidson County
Batch# 181839 DEEDWARR
01/09/2019 09:14:08 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190109-0002212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Jessica D. Pudell
Affiant

Subscribed and sworn to before me, this 7th day of January, 2019

Anna Agee
Notary Public
My commission expires: 3-8-22

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathryn R Reynolds 664 James Ave Nashville, TN 37209	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	091-05-0-018.00

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 **Kathryn R Reynolds, a single woman,** 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. 3 on the plan of Moss-Wood Subdivision, of record in Book 2663, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 60 feet on the southeasterly margin of James Avenue and extends back 130 feet on the southwesterly line and 130 feet on the northeasterly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to The MC2 Group, Inc., a Tennessee corporation, by Warranty Deed from Anna Marie Cheek also known as Anna M. Cheek, unmarried, dated June 29, 2018 of record as Instrument No 20180705-0064792, Register's Office for 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 664 James Ave, 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 7th day of January, 2019.

The MC2 Group Inc

By: _____
Robert A Cushman
As: Shareholder and Director

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 **Robert A Cushman, Shareholder and Director 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 on behalf of the Corporation for the purposes therein contained as Shareholder and Director.

Witness my hand and official seal at Brentwood, Tennessee, this the 7th day of January, 2019.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2018106030

