Name and Address of New Owner:
Peter Kinnon and Angeline Louise Kinnon
1319 Jones Ave
Nashville TN 37207

Send Tax Bills To:
Peter Kinnon and Angeline Louise Kinnon
1319 Jones Ave
Nashville TN 37207

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071160E00200CO

Karen Johnson Davidson County
Batch# 189887 DEEDWARR
01/30/2019 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190130-0008953

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mc2 Development, LLC, a Tennessee Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peter Kinnon and wife Angeline Kinnon,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Unit B of 1317A-1317B Jones Avenue Townhomes, of record in Instrument No. 20170818-0084989, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Mc2 Development, LLC by Quitclaim Deed from Cedric Mckissak, recorded on August 02, 2017, of record in Instrument No. 20170802-0078338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cedric Mckissak by Quitclaim Deed from Jamithia Jenkins, recorded on March 30, 2017, of record in Instrument No. 20170330-0030914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamithia Jenkins, by Warranty Deed from Ernest McClain, recorded on October 02, 2013, of record in Instrument Number 20131002-0103377, Register's Office for Davidson County, Tennessee.

This is improved property known as 1319 Jones Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of January, 2019.

Mc2 Development, LLC, a Tennessee Limited Liability Company

By: _____ Managing Member
Sylvia McCormick, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Sylvia McCormick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Partner of Mc2 Development, LLC, the within named bargainor, a Limited Liability Company, and that such Syliva McCormick as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Partner.

Witness my hand and seal, at office in Nashville, this ~~25th~~ 23rd day of January, 2019.

_____
Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3-8-2021

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE

201901300008953

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of January, 2019.

_____
Notary Public
My commission expires: 3-8-2021
File No. 2018-68

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

201901300008953