Karen Johnson Davidson County
Batch# 203421 DEEDWARR
03/07/2019 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,245.79
20190307-0021139

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

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $336,700.00

Affiant

Subscribed and sworn to before me, this 5 day of March ~~2019~~ 2019

Notary Public
My commission expires: 11-03-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Catherine Lewis 61 Whitsett Rd Nashville, TN 37210	New Owner	119-06-0-245.00

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,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Catherine Lewis and John Connor Lewis,** 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:

Being Lot No. 2, Section 2, on the Plan of Laurel Acres Subdivision of record in Book 2133, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Viviyonne N. L. Watson (n/k/a Viviyonne Watson Lee) by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development dated October 15, 2002 of record as Instrument No. 20021016-0127451, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The MC2 Group, Inc., a Tennessee corporation, by Warranty Deed from Viviyonne W. Lee f/k/a Vivyone N.L. Watson, a married woman, dated August 20, 2018 of record as Instrument No. 20180821-0082714, 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 61 Whitsett Rd, 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 5th day of March, 2019.

The MC2 Group, Inc

By: _____
Robert A. Cushman
Its: Authorized Representative

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 Authorized Representative 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 for the purposes therein contained as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of March, 2019.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2019016118

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

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

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER