WARRANTY DEED

Karen Johnson Davidson County
Batch# 218210 DEEDWARR
04/16/2019 10:11:20 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20190416-0034623

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The MC2 Group, Inc.	Same	
(NAME)	(NAME)	
525 & 527 Moore Ave.		10507050600 & 10507034500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL R. ELLIOTT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE MC2 GROUP, INC., TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 525 Moore Avenue

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Albert Burke Subdivision (Resubdivision of Lot 51 of Moore Lands), of record in Book 6050, Page 370, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II: 527 Moore Avenue

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Albert Burke Subdivision of record in Plat Book 6050, Page 370, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Ivey L. Gray and Janie M. Gray, husband and wife to Michael R. Elliott, a single man, as recorded on the 5th day of September, 2018 in Instrument No. 20180905-0088020; Warranty Deed from N & C Properties, a Tennessee General Partnership to Ivey L. Gray and wife, Janie M. Gray, as recorded on the 3rd day of October, 1994 in Deed Book 9482, Page 853 (as to Tract I); Quitclaim Deed from Janie M. Gray to Ivey L. Gray and wife, Janie M. Gray, as recorded on the 10th day of April, 2001 in Instrument No. 20010410-0035453 (as to Tract II); Quitclaim Deed from Christine Gray to Janie M. Gray, as recorded on the 25th day of October, 1996 in Deed Book 10236, Page 797 (as to Tract II); Quitclaim Deed from Ivey L. Gray, Trustee to Christine B. Gray a Life Estate. The remainder to go to Janie M. Gray, as recorded on the 7th day of April, 1995 in Deed Book 9640, Page 399 (as to Tract II); Quitclaim Deed from Janie M. Gray, unmarried to Christine B. Gray, as recorded on the 22nd day of March, 1995 in Deed Book 9624, Page 962 (as to Tract II); Quitclaim Deed from Ivey L. Gray, Jr. to Janie Gray, as recorded on the 30th day of September, 1992 in Deed Book 8742, Page 573 (as to Tract II) and Warranty Deed from Mary Elizabeth Burke, an unmarried person to Ivey Gray and Janie Smith, as recorded on the 15th day of July, 1988 in Deed Book 7600, Page 113 (as to Tract II), in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 525 & 527 Moore Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 3rd day of April, 2019

MICHAEL R. ELLIOTT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R. Elliott, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public