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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $321,544.12.

Kristin Booth
Affiant

Subscribed and sworn to before me this 26th day of April, 2019.

Notary Public
My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Bruce Hurst 247 Hidden Lake Rd. Hendersonville, TN 37075	New Owner	105112H00100C0 & 105112H00200C0

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 **The Bruce A. Hurst Operating Irrevocable Investment Services Trust, dated April 9, 2019,** 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 the northerly 50 feet of Lot No. 2 on the Map of John P. Williams Addition, of record in Book 161, page 70, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the westerly side of Rains Avenue and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Annie Diane Jones (n/k/a Annie Diane Pullen) by Warranty Deed from Hung T. Nguyen and wife, Kim Oanh Tran dated August 11, 1997 of record in Book 10566, page 521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The MC2 Group by Warranty Deed from Annie Diane Pullen, married, dated October 25, 2018 of record as Instrument No. 20181106-0109824, 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 151 Rains Avenue, Nashville, TN 37203

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.

Karen Johnson Davidson County
Batch# 229304 DEEDWARR
05/13/2019 03:14:23 PM 2 pgs
Fees: $13.00 Taxes: $1,189.71
20190513-0044897

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 25th day of April, 2019.

The MC2 Group, Inc.

By: _____
Trey Cain
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 Trey Cain 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 25th day of April, 2019.

_____
Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019046222

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