Karen Johnson Davidson County
Batch# 267424 DEEDWARR
08/06/2019 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,858.25
20190806-0078086

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

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $772,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2019

Notary Public
My commission expires: 12/15/21

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sam Scott<br>1104 Glenview Dr<br>Nashville, TN 37206 | New Owner | 094-05-0-130.00 |

## 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 **Sam Scott, Trustee and Cassadee Pope, Trustees of the Sandcastle Trust dated June 28, 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 Lot No. 1 on the Final Plat for the Re-subdivision of Par of Lot Number 86 on the map of Haynie's Central Park Plan, as of record as Instrument No. 20150623-0060032 and corrected by Surveyor's Certificate of Correction of record as Instrument No. 20160329-0029571, 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 to MC2 Group, LLC, from RenovateTN, LLC, by Warranty Deed and recorded on March 29, 2017 of record Instrument Number 20170329-0030374, Registers Office for Davidson County, Tennessee. Said Deed having been corrected by Scrivener's Affidavit of record as Instrument No. 20170828-0088012, 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 1104 Glenview Dr, Nashville, TN 37206

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 23rd day of July, 2019.

The MC2 Group Inc.
A Tennessee Corporation

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),**a Tennessee Corporation** 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 **Authorized Representative**.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of July, 2019.

_____
Notary Public

My Commission expires: 1-24-21

FILE NO: 2019066268

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

## True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY