THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822188** Karen Johnson Davidson County Batch# 282720 **DEEDWARR** 09/09/2019 01:41:21 PM 2 pgs Fees: $13.00 Taxes: $1,054.50 20190909-0090890	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2019. Notary Public My Commission Expires: _____ KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner: MC Creative, LLC 612 Treeline Ct Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 127-015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Bruno, III and wife, Emily G Bruno,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MC Creative, LLC, a Tennessee Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, described according to a survey by S. H. Hutchison, Surveyor, dated August 23, 1954, as follows:

Beginning in the center of U. S. Highway No. 70, or Charlotte Pike, and thence North 30 degrees West crossing the Westerly margin of said highway at a point North 55 degrees West 9.25 poles from the Southwest corner of the property conveyed to Joseph W. Ezell and wife by deed from Addie Lovell, of record in Book 1466, Page 210, Register's Office for said County, in all 18 poles to a stake; thence South 55 degrees West 18 poles and 3 feet to a stake; thence South 30 degrees East 18 poles to the center of said highway; thence with the center of said highway, North 55 degrees East 18 poles and 3 feet to the beginning, containing 2-1/16 acres, more or less.

Being the same property conveyed to John Bruno III and wife, Emily G. Bruno by Warranty Deed from Alexander Ford Wiggs and wife, Nancy C. Wiggs, recorded on the 15th day of November, 2013 in Instrument No. 20131115-0118113, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20161028-0114419, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 8146 Charlotte Pike Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2019.

John Bruno, III, by Barbara Keith Payne, his Attorney In Fact

Emily G Bruno, by Barbara Keith Payne, her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Keith Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John Bruno, III and Emily G Bruno and that she is authorized by John Bruno, III and Emily G Bruno to execute this instrument on their behalf.

Witness my hand, at office, this 4th day of September, 2019.

Notary Public

My Commission Expires: _____

