Karen Johnson Davidson County
Batch# 291513 DEEDWARR
09/26/2019 08:47:20 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20190926-0097787

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

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo
this transfer is $399,900.00

Affiant

Subscribed and sworn to before me, this 20 day of Sept 2019.

Notary Public
My commission expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner:	Send Tax Bills to:	Tax Information
Melodie A. Moon and Ryan C. Callahan 2736 Bobby Ave Nashville, TN 37216	New Owner	073-01-0-115.00

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, **MC2 Group, Inc., a Tennessee corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Melodie A. Moon and Ryan C. Callahan, wife and husband,** 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. 51 on the map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the southerly margin of Bobby Avenue at a point 1025 feet, more or less, east of the easterly margin of Cooper Lane, said point being the corner of Lots 50 and 51; thence with the line between said two lots southwardly 140 feet; thence eastwardly 75 feet to the corner of lots 51 and 52; thence with the line between said two lots northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed to MC2 Group, LLC, a Tennessee corporation, by Warranty Deed from Karen Chan dated October 31, 2018 of record as Instrument No. 20181102-0108826, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected by Scrivener's Affidavit of record as Instrument No. 20190913-0093173, Register's Office for Davidson County, Tennessee, to show Grantee as MC2 Group, Inc., a Tennessee corporation.

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. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2736 Bobby Ave, Nashville, TN 37216

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 20th day of September, 2019.

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 a Tennessee Corporation executed the within instrument for the purposes therein contained as **Authorized Representative**.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of September, 2019.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2019086341

JONATHON RISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD