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 $235,000.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2019

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON COBBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 300208 DEEDWARR
10/14/2019 09:45:05 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20191014-0104874

Address of New Owner:	Send Tax Bills to:	Tax Information
The MC2 Group Inc 639 E Main St ste B202 Hendersonville, TN 37075	New Owner	105-16-0-213.00

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, **Brian Davis,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The MC2 Group Inc, a Tennessee Corporation** 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. 114 on the Plan of Woodycrest, Section One, of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 65 feet on the easterly side of Woodycrest Avenue and runs back between lines measuring 196.3 feet on the southerly line and 216.7 feet on the northerly line to a broken line in the rear on which it measures 130.7 feet.

Being the same property conveyed to M. A. Winningham and Virginia Winningham by Warranty Deed from Marion E. Coles dated November 1, 1950 of record in Book 1911, page 579, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Nancy Lee Winningham by Quitclaim Deed from Mingus A. Winningham a/k/a M. A. Winningham and wife, Virginia F. Winningham a/k/a Virginia Winningham via Rick M. Johnson, Trustee dated July 5, 1990 of record in Book 8147, page 35, Register's Office for Davidson County, Tennessee, reserving a life estate for M. A. Winningham and wife Virginia Winningham for their lives. The said M. A. Winningham having since died on July 20, 1997 and the said Virginia Winningham having since died on November 28, 1990, thereby extinguishing their life estates. Further, being the same property conveyed to Brian A. Davis, a single person, by Quitclaim Deed from Nancy Lee Winningham dated November 1, 2012 of record as Instrument No. 20121120-0107226, 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 343 Woodycrest Ave, Nashville, TN 37210

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 10th day of October, 2019.

Brian A. Davis

Brian Davis

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 **Brian Davis,** 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.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of October, 2019.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2019056243

