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

Karen Johnson Davidson County
Batch# 392676 DEEDWARR
04/28/2020 10:54:29 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200428-0044153

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration, or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April, 2020

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
The Mc2 Group 122-0 Duluth Ave Nashville, TN 37209	639 E Main St Hendersonville, TN 37075	091-05-0-159.00 & -158.00

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, **Mid South Industries Inc, a Tennessee Corporation** 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, described as follows:

Parcel 1:
Being the southerly 1/2 of Lot No. 24 on the Map Showing Re-Subdivision of Westover Subdivision of Lot No. 37 Cockrill Plan, as of record in Book 421, page 25, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the westerly side of Duluth Avenue and runs back between parallel lines 175 feet to a dead line of which it measures 50 feet.

Parcel 2:
Being the northerly 1/2 of Lot No. 25 on the Map Showing Re-Subdivision of Westover Subdivision of Lot No. 37 Cockrill Plan, as of record in Book 421, page 25, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 25 fronts 50 feet on the westerly side of Duluth Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Mid South Industries, Inc., a Tennessee corporation, by Warranty Deed from Allied Fence and Imp. Co., Inc. dated January 6, 1971 of record in Book 4594, page 839, 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 122 and 0 Duluth Ave, Nashville, TN 37209

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 24th day of April, 2020.

Mid South Industries Inc

By: Milina Cramb
Milina Cramb
Its: President

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 Milina Cramb, President of **Mid South Industries 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 on behalf of the Corporation for the purposes therein contained as President.

Witness my hand and official seal at Brentwood, Tennessee, this the 24th day of April, 2020.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2020036598

