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

Karen Johnson Davidson County
Batch# 413549 DEEDWARR
06/11/2020 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20200611-0059913

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $319,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of June 2020.

Notary Public
My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Erin Mackenzie McMurry 140 Two Mile Pk Goodlettsville, TN 37072	Mortgage Investors Corp 8320 E Walkers Ferry Rd Knoxville TN 37923	026-01-0-114.00

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, **Able Builders, Inc., a Tennessee corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Erin Mackenzie McMurry, an unmarried woman,** 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 bounded and described as follows:

Being Lot No. 31 on the Looney Subdivision at Goodlettsville, Tennessee, according to a survey made by J. R. Scott, Surveyor, on February 26, 1940.

Said Lot No. 31 fronts 90 feet on the east side of Goodlettsville Pike and runs back 350 feet on the south line and 354 feet on the north line, and being part of the same property conveyed to W. C. Moncrief & Company, Inc., by deed of record in Book 1149, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Able Builders, Inc., a Tennessee corporation, by Warranty Deed from Betty L. Strother, a one-third (1/3) undivided interest, Claude Gerry Strother, Jr., a two-ninths (2/9) undivided interest, Cynthia Strother Terry, a two-ninths (2/9) undivided interest, and Cayle Cumming Strother, a two-ninths (2/9) undivided interest, dated June 12, 2019 of record as Instrument No. 20190618-0058629, 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. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 140 Two Mile Pike Goodlettsville, TN 37072

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 2nd day of June, 2020.

Able Builders, Inc.
a Tennessee corporation

By: Hossein Moradipour
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hossein Moradipour, President of The MC2 Group, Inc.,** the within named bargainor, **a Tennessee corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as such President.

Witness my hand and official seal at Brentwood, Tennessee, this the 2nd day of June, 2020.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2020056648

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

