Karen Johnson Davidson County
Batch# 478167 DEEDWARR
09/17/2020 04:07:08 PM 2 pgs
Fees: $13.00 Taxes: $1,886.63
20200917-0106896

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 $509,900.00

Affiant

Subscribed and sworn to before me this 30th day of July 2020.

Notary Public
My commission expires: 3/26/22

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Adkins 2036 Hutton Dr Nashville, TN 37210	New owner	106-13-3H-002.00

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, **The MC2 Group Inc., a Tennessee corporation** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Karen Waldron Adkins, married and Grayson Waldron Adkins, married,** 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 2036 Hutton Drive Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2036 Hutton DriveTownhomes, a Horizontal Property Regime of record in Instrument Number 20191218-0130639, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Ronald E. Foudray and wife, Anna K. Foudray, by Warranty Deed from William L. Trest, Sr., unmarried, dated October 20, 1982 of record in Book 5952, page 559, Register's Office for Davidson County, Tennessee. The said Anna K. Foudray having since died May 27, 2009, vesting fee simple title in the husband, Ronald E. Foudray as surviving tenant by the entirety.

Being part of the same property conveyed to The MC2 Group, Inc., a Tennessee corporation, by Warranty Deed from Ronald E. Foudray, dated August 30.2019, of record as Instrument No. 20191002-0100484, 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 2036 Hutton Dr, 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 30th day of July, 2020.

The MC2 Group Inc
A Tennessee Corporation

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Trey Cain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the authorized representative (or other officer authorized to execute the instrument) of The MC2 Group Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized representative (or other authorized officer).

Witness my hand, at office, this 30th day of July, 2020

_____
Notary Public
My commission expires: 1-24-21

FILE NO: 2020056670

