WARRANTY DEED

Karen Johnson Davidson County
Batch# 493888 DEEDWARR
10/12/2020 11:03:48 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20201012-0118247

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Mc2 Group, Inc.	New Owner	
(NAME)	(NAME)	105 07 0 380.00
416 Moore Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LATRICE Y. STARNES, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE MC2 GROUP, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Rains Heights as of record in Book 2663, Page 85, Register's Office for said County.

Said Lot No. 14 fronts 62.6 feet on the Northerly margin of Moore Avenue and extends back 125 feet on the Easterly line and 125 feet on the Westerly line to a dead line in the rear which measures 54.8 feet.

Being the same property conveyed to Latrice Y. Starnes and Paul Goodloe, as joint tenants with rights of survivorship, by Warranty Deed from Raymond C. Spray and spouse, Wilma J. Spray, of record in Book 9209, Page 185, in the Register's Office of Davidson County, Tennessee, dated December 30, 1993 and recorded on January 04, 1994.

Being the same property conveyed to Latrice Y. Starnes, by Quitclaim Deed from Paul Goodloe, unmarried, of record in Instrument No. 20030212-0019384, in the Register's Office of Davidson County, Tennessee, dated February 11, 2003 and recorded on February 12, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 416 Moore Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 8th day of October, 2020

Latrice Y. Starnes

LATRICE Y. STARNES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Latrice Y. Starnes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of October, 2020.

Commission expires:

Notary Public