QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130000244 DEEDQC
Recvd: 01/02/13 11:27 2 pgs
Fees:12.00 Taxes:0.00

20130102-0000309

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Twin Team, LLC	The Twin Team, LLC	08313040900
(NAME)	(NAME)	
2685 North Mount Juliet Road	2685 North Mount Juliet Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Bockman** , hereinafter called the Grantor(s), has quitclaimed unto **The Twin Team, LLC**, hereinafter called the Grantee(s), their heirs and/or 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. 99, Block K, on the Plan of Lindsley Property, as of record in Chancery Court, Book 2, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Said Lot No. 99 fronts 50 feet on the north side of Fatherland Street and extends back between parallel lines 160 feet more or less to an alley.

Being the same property conveyed to Charles A. Chapman and wife, Pauline F. Chapman by Deed from Richard W. Massey, an unmarried person, dated 04/28/1999 and filed for record on 05/03/1989 in Book 7831, Page 992, Register's Office for Davidson County, Tennessee. The said Pauline F. Chapman having since died.

Being the same property conveyed to Jeremy Bockman by Deed from Charles A. Chapman, dated 11/14/2012 and filed for record on 11/19/2012 in Instrument 201211190106367, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 2, Page 92, Chancery Court of Nashville.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1511 Fatherland Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-12328
SMG TN QuitClaim Deed

Witness my hand this 27th day of December, 2012.

Jeremy Bockman

State of Tennessee
County of Wilson

Personally appeared before me Jeremy Bockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2012.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-12328
SMG TN QuitClaim Deed