WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017595 DEEDWARR
Recvd: 03/04/13 11:16 2 pgs
Fees:13.00 Taxes:1195.10
20130304-0021339

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy M. Rathton	Wells Fargo Bank NA	08313020300
(NAME)	(NAME)	
1303 Shelby Avenue	10401 Deerwood Park Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Jacksonville, FL 32256	
(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, The Twin Team, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy M. Rathfon and Sarah E. Hicks, 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 all of Lot No. 194, on the Plan of East Edgefield, of record in Plat Book 21, page 147, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to The Twin Team , LLC, by deed of record in Instrument No. 20120716-0062283, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1303 Shelby Avenue, 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 27th day of February, 2013.

The Twin Team, LLC

By: _____

The Twin Team, LLC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Jeremy Bockman 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 Member of The Twin Team, LLC and that he/she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of The Twin Team, LLC by himself/herself as Member.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2013.

Commission expires:

_____

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 2/7/2014
Davidson County