WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130073987 DEEDWARR
Recvd: 08/27/13 11:29 2 pgs
Fees:13.00 Taxes:351.50
20130827-0090265

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARILYN S. NEWMAN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-3-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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	
(NAME)	(NAME)	
2685 North Mt. Juliet Rd.	2685 North Mt. Juliet Rd.	08313045100
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, we, **David L. Bates Sr. and Tabitha L. Adams**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey 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 all of Lot No. 166, on the Map of the Subdivision of the Lindsley Home Tract, of record in Plat Book 2, Page 92, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 166 fronts 50 feet on the south side of Lillian Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to David L. Bates, Sr. and Tabitha L. Adams by Deed from Carlos W. Gearheart and wife, Katie B. Gearheart, dated 03/07/1998 and filed for record on 03/10/1998 in Book 10831, Page 165, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2, Page 92, Chancery Court, Nashville, Tennessee.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 1518 Lillian Street, Nashville, TN 37206-2036
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 16th day of August, 2013.

David L. Bates Sr.

Tabitha L. Adams

State of Tennessee
County of Wilson

Personally appeared before me David L. Bates Sr. and Tabitha L. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of August, 2013.

Notary Public
My Commission Expires: 10-27-13

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

WILSON COUNTY
MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC