WARRANTY DEED

TRACEY THUMPHOUR
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 $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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	083-13-0 458.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
2685 North Mt. Juliet Rd.	2685 North Mt. Juliet Rd.	Trans:T20140011592 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 02/19/14 10:41 2 pgs
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	Fees:13.00 Taxes:481.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140219-0014151

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, **James V. Ratterree, unmarried and Tracy L. Willard, married**, 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 Lot No. 332, on the plan of Plat of The Edgefield Land Co's Second or Spring Subdivision, as shown on plat of record in Plan Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James V. Ratterree and wife, Tracy L. Raterree by Warranty Deed dated 06/07/1999 from Larry Hatfield and Anita Hatfield of record in Book 11524, Page 193, Register's Office for Davidson County, Tennessee.
The said James V. Ratterree and Tracy L. Ratterree having since divorced. Tracy L. Ratterree has since married and is now known as Tracy L. Willard. This was never her marital residence with her current husband. The said Tracy L. Raterree, Tracy L. Ratterree and Tracy L. Williard being one in the same.

All matters as set forth per Plan Book 57, Page 152, said Register's Office.

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 1605 Boscobel Street, 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 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 14th day of February, 2014.

James V. Ratterree

Tracy L. Willard

State of Tennessee
County of Wilson

Personally appeared before me James V. Ratterree and Tracy L. Willard, 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 14th day of February, 2014.

Notary Public
My Commission Expires: 8.19.17

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