WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20140029152 DEEDWARR

Recvd: 04/29/14 13:01 2 pgs

Fees:13.00 Taxes:1608.14

20140429-0035941

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,632.00

Codesta Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/22/17

(AFFIX SEAL)

LISA RIPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
William Brent Hilton	Finworth Mortgage LLC, An InsBank Company	08313045100
(NAME) 1518 Lillian Street	(NAME) 2106 Crestmoor Road	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville TN 37215	
(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 William Brent Hilton and wife Traci K. Hilton, 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. 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 of Lillian Avenue and runs back between lines 150 feet to an alley.

Being the same property conveyed to The Twin Team, LLC, by deed of record in Instrument No. 20130827-0090265, 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 1518 Lillian 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 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 21st day of April, 2014.

The Twin Team, LLC

By: _____ member
The Twin Team, LLC

STATE OF TENNESSEE KK
COUNTY OF ~~WILSON~~ Davidson

Before me, the undersigned, a Notary Public in and for the State and 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 of The Twin Team, LLC executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ Nashville, Tennessee this 21st day of April, 2014.

Commission expires: KK

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public