WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140042505 DEEDWARR
Recvd: 06/16/14 15:07 2 pgs
Fees:13.00 Taxes:462.50
20140616-0052394

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Twin Team Properties, LLC	New Owner	094-01 378.00
(NAME)	(NAME)	
2685 N. Mt Juliet Rd		
(ADDRESS)	(ADDRESS)	
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Martha Matlock, Trustee of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Twin Team Properties, LLC**, 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 Lot No. 193 on the Plat of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 193 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jeffrey Ruffner, a married man, by Warranty Deed from Roy Matlock, Sr. and Martha Matlock, Joint Revocable Living Trust dated 12/28/93 (Roy Matlock, Sr. and Martha Matlock, Trustees), dated March 18, 2005, of record in Instrument No. 20050324-0031929, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Martha Matlock, Trustee of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust of record in Instrument No. 20140408-0029302, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 130; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1515 Long 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 13th day of June, 2014.

Martha Matlock

Martha Matlock, Trustee of the Roy Matlock, Sr. and
Martha Matlock Joint Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Martha Matlock, Trustee of the Roy Matlock, Sr. and Martha Matlock Joint Revocable Living Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of June, 2014.

Notary Public

My Commission Expires: