(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Allen Hendrix	Wells Fargo Bank, N. A.	08313045800
(NAME)	(NAME)	
1605 Boscobel Street	2701 5th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Minneapolis, MN 55480	
(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 Ashley Allen Hendrix, 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. 332, on the plan of Plat of The Edgefield Land Co's Second of 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 The Twin Team, LLC, by deed from James V. Ratterree, unmarried, and Tracy L. Willard, married, f/k/a Tracy L. Ratterree, of record in Instrument No. 20140219-0014151, 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 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 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.

BILL GARRETT, Davidson County
Trans:T20140074364 DEEDWARR
Recvd: 10/02/14 14:07 2 pgs
Fees:13.00 Taxes:1739.00
20141002-0091205

Witness my hand this 30th day of September, 2014.

The Twin Team, LLC

By: _____
Jeremy Bockman, Member

STATE OF TENNESSEE

COUNTY OF

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 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.

Witness my hand and official seal at Franklin, Tennessee this 30th day of September, 2014.

Commission expires:

_____
Notary Public

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018