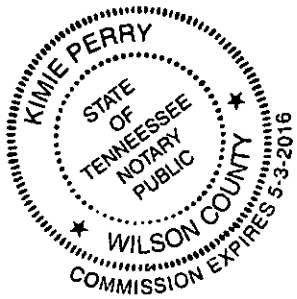
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(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	New Owner	07107025700
(NAME)	(NAME)	
2685 N. Mt. Juliet Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140089694 DEEDWARR
Recvd: 12/01/14 11:10 2 pgs
Fees:13.00 Taxes:629.00
20141201-0109830

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, **Roy L. Matlock, Sr. and wife, Martha H. Matlock, Trustees U/A/D Dec 28, 1993** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **The Twin Team, LLC**, hereinafter called the GRANTEE(S), its successors 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. 6, 7 and 8, on the plan of Richeson Subdivision, as shown on plat of record in Plan Book 6200, Page 608, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Lot 6
Being the same property conveyed to Roy L. .Matlock, Sr., and wife, Martha H. Matlock, Trustees U/A/D Dec 28, 1993 by Quit Claim Deed dated from Roy L. Matlock, Sr., and wife, Martha H. Matlock, Individually of record in Book 9205, Page 423, Register's Office for Davidson County, Tennessee.

Lot 7
Being the same property conveyed to Roy L. Matlock, Sr., and wife, Martha H. Matlock, Trustees, U/A/D Dec 28, 1993 by Quit Claim Deed dated from Roy L Matlock and wife, Martha H. Matlock, Individually of record in Book 9205, Page 425, Register's Office for Davidson County, Tennessee.

Lot 8
Being the same property conveyed to Roy L. Matlock, Sr., and wife, Martha H. Matlock, Trustees, U/A/D Dec 28, 1993 by Quit Claim Deed dated from Roy L. Matlock, and wife, Martha H. Matlock, Individually of record in Book 9205, Page 427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 6200, Page 608, 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 340, 342, - 344 Edwin Street, Nashville, TN 37207
(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), its successors 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), its successors 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 my hand this 14th day of November, 2014.

THE ROY L. MATLOCK, SR. AND MARTHA H. MATLOCK JOINT REVOCABLE LIVING TRUST AGREEMENT

Martha H. Matlock, Trustee

Martha H. Matlock
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Martha H. Matlock with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Roy L. Matlock, Sr. and Martha H. Matlock Joint Revocable Living Trust Agreement and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 14th day of November, 2014.

Lissa Groom

Notary Public
My Commission Expires: 9-12-16



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