Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-10031

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December, 2014.

Notary Public

Commission Expiration: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140094832 DEEDWARR
Recvd: 12/18/14 11:30 2 pgs
Fees:13.00 Taxes:989.75
20141218-0115872

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
The Twin Team, LLC	The Twin Team, LLC	
2685 N. Mount Juliet Road	2685 N. Mount Juliet Road	10509035900
Mount Juliet, TN 37122	Mount Juliet, TN 37122	

WARRANTY DEED

FOR AND IN 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,

Charlie B. King, Jr. and wife, Shakira King

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Twin Team, LLC

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 20 on the Plan of the Waverly Land Company's property called Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the westerly margin of Elliott Avenue, formerly Jermania Crescent, 53 feet 10 inches northerly from the corner of Lots Nos. 20 and 21, at W.B. Shotwell's northeast corner; thence with the westerly margin of said Avenue northerly 55 feet 2 inches; thence westerly 149 feet, more or less, to a point on an alley 100 feet northerly from the northwest corner of Lot 21; thence with said alley southerly 50 feet; thence easterly 173 feet, more or less, to the beginning.

Being the same property conveyed to Charlie B. King, Jr. and wife, Shakira King on 04/27/2006 by deed from Charlie B. King and Gregory King, filed for record on 04/28/2006 in Instrument No. 20060428-0048897, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1817 Elliott Ave. Nashville, TN 37203

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 15 day of December, 2014.

Charlie B. King, Jr.

Shakira King

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charlie B. King, Jr. and wife, Shakira King**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of December, 2014.

Notary Public

Commission Expiration:

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122