WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095597 DEEDWARR
Recvd: 12/22/14 12:00 2 pgs
Fees:13.00 Taxes:388.50

20141222-0116855

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2015

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 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	The Twin Team, LLC	072-14-0-026.00
(NAME)	(NAME)	
2685 N. Mount Juliet Road	2685 N. Mount Juliet Road	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Barbara W. Sorrow, unmarried**, 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. 16, on the plan of Neldia Heights, as shown on plat of record in Plan Book 2663, Page 47, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Palmer H. Sorrow and wife, Barbara W. Sorrow by Warranty Deed dated 04/07/1983 from Roger L. Davis and wife, Carolyn D. Davis of record in Book 6036, Page 56, Register's Office for Davidson County, Tennessee. The said Palmer H. Sorry having since deceased on January 28, 2010 leaving Barbara W. Sorrow as sole surviving owner to said property.

This conveyance is subject to: (1) All matters as set forth per Plan Book 2663, Page 47; (2) Easement Deed by Court Order of record in Instrument 201202280017172, 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 2605 Neldia Court, 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 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 19th day of December, 2014.

Barbara W. Sorrow

State of Tennessee
County of Wilson

Personally appeared before me Barbara W. Sorrow, 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 purposes therein contained.

WITNESS my hand ~~and seal~~ this 19th day of December, 2014.

Notary Public
My Commission Expires: 5-3-2016

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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