WARRANTY DEED

CAROL T BOYD NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 3-24-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Soto	Cartus Home Loans	118014e00200co
(NAME)	(NAME)	
808 B Halcyon Avenue	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), 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 **Martin Soto, unmarried,** 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 Unit No. "B", on the Plan of Horizontal Property Regime of The Cottages of Halcyon, filed as Exhibit "B", to and established by the Master Deed of record in Instrument No. 20140624-0054891, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to The Twin Team, LLC, by deed of record in Instrument No. 20140606-0049489 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 808B Halcyon Avenue Nashville TN 37204

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:T20150016267 DEEDWARR
Recvd: 03/06/15 09:46 2 pgs
Fees:13.00 Taxes:1813.00
20150306-0019290

Witness my/our hands this 27th day of February, 2015.

The Twin Team, LLC
By: _____
Jeremy Bockman

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of 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 as such member executed the foregoing instrument for the purposes therein contained, by signing the name of The Twin Team, LLC by himself as Member

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2015.

_____
Notary Public
Commission Expires:

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