WARRANTY DEED

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARGARET R. MEANS DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

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
Sarah J. Mitchell	Wells Fargo Bank	072-14-1A-001.00
(NAME)	(NAME)	
1147 Cahal Avenue	101 N. Phillips Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Sioux Falls, SD 57104	
(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 **Sarah J. Mitchell** _____, 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. A, The Cottages of Cahal, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cottages of Cahal of record in Instrument Number 20141209-0112573, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of The Cottages of Cahal, as shown on Exhibit "B" to the Master Deed, of record in Instrument Number 20141209-0112573, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to The Twin Team, LLC, by deed of record in Instrument No. 20141008-0093319 , 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 1147 Cahal Avenue, 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:T20150023760 DEEDWARR
Recvd: 04/01/15 09:35 2 pgs
Fees:13.00 Taxes:684.50
20150401-0028034

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

The Twin Team, LLC

State of Tennessee
County of ~~Williamson~~ Davidson TN

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

Notary Public
My Commission Expires: _____

File No.: 9338

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