Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150024255 DEEDWARR
Recvd: 04/02/15 10:21 2 pgs
Fees:13.00 Taxes:1794.50
20150402-0028650

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

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
Angela Talbot	New owner	118014e00100co
(NAME)	(NAME)	
808 A Halcyon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **Angela Talbot,** 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. "A", 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.

unimproved ☐

This is improved ☑ property, known as 808 A Halcyon Avenue, Nashville, TN 37204
(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.

Witness my/our hands this 31st day of March, 2015.

The Twin Team, LLC

State of Tennessee
County of Wilson

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 singing the name of The Twin Team, LLC by himself as member.

Notary Public
My Commission Expires: _____

File No.: 9289

