WARRANTY DEED	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2015 Notary Public MY COMMISSION EXPIRES: 1-8-19 (AFFIX SEAL)

NICOLE L. STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Jeffrey Austin Black	Jeffrey Austin Black	07305007500
(NAME) 2306 Milton Drive	(NAME) 2317 Shadow Lane ~~2306 Milton Drive~~	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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 **Jeffrey Austin Black, 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 located in Davidson County, Tennessee, being Lot No. 56 on the Plan of Highland View Subdivision, as of record in Book 1424, Page 39, Register's Office for said County.

Said Lot No. 56 Fronts 70 feet on the Southerly side of Warrenton Place and Runs Back 150.5 feet of the Easterly line and 151.3 feet on the Westerly line, to a Dead Line, which is a broken line, Measuring 120.7 feet thereon.

Being the same property conveyed to The Twin Team, LLC, by deed of record in Instrument No. 20150319-0023782 , 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 2306 Milton Drive, Nashville, TN 37216
(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:T20150032993 DEEDWARR
Recvd: 04/30/15 14:45 2 pgs
Fees:13.00 Taxes:577.20
20150430-0038941

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

_____, member
The Twin Team, LLC

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Public in and for the state of County aforesaid, 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 in Nashville, Tennessee, this 27th day of April, 2015.

_____
Notary Public
My Commission Expires: _____

File No.: 9466

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2018