(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033778 DEEDWARR
Recvd: 05/04/15 10:41 2 pgs
Fees:13.00 Taxes:481.00
20150504-0039973

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OFWILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2015.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
The Twin Team, LLC	The Twin Team, LLC	61-15-122
(NAME)	(NAME)	
2685 N. Mt. Juliet Road	2685 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150716

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, ARLIN L. MCRAE AND WIFE, NORMA JEAN MCRAE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **THE TWIN TEAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Tract 2, Block D, of Sunnymeade Estates, a plat of which appears of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 2, Block D, fronts 50 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Land in Davidson County, Tennessee, being the westerly one-half of Tract No. 3, Block D, of Sunnymeade Estates, a plat of which appears of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 3 fronts 25 feet on the southerly side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Arlin L. McRae and wife, Norma Jean McRae by deed from James E. Cason and wife, Peggy B. Cason, dated February 10, 1983, of record in Book 6003, page 246, re-recorded in Book 6046, page 703, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1204 Ardee Avenue, Nashville, TN 37216
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 1st day of May, 2015.

Arlin L. McRae

Norma Jean McRae

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Arlin L. McRae and wife, Norma Jean McRae, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2015.

Notary Public
My Commission Expires: 2-4-2019

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY