WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048568 DEEDWARR
Recvd: 06/18/15 10:30 2 pgs
Fees: 13.00 Taxes: 2664.00
20150618-0058132

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

PAUL F. SORER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Ray	Franklin Synergy Bank	10509016000 & 10509016100
(NAME)	(NAME)	
1104/1106 West Grove Avenue	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Twin Team, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael Ray**, hereinafter called the GRANTEE(S), his heirs and/or 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 Lot Nos. 48 & 49, on the plan of Map of Bransford Realty Co's Subdivision of Block "A" and Resubdivision of Lots 41-42 & 43 in A. B. Hill's Subdivision of the Plant Lands, as shown on the plat of record in Plan Book 421, Page 68, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to The Twin Team, LLC by Warranty Deed from Nancy T. Hillin, Trustee of the James R. Hillin Bypass Trust, dated 05/11/2015 and recorded 05/18/2015 in Instrument No. 20150518-0045347, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to The Twin Team, LLC by deed from Nancy T. Hillin, Individually of record in Instrument No. 20150615-0056593, dated June 15, 2015, said Register's Office.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 421, Page 68, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1104/1106 West Grove Avenue, Nashville, TN 37203
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 17th day of June, 2015.

THE TWIN TEAM, LLC

Member

Jeremy Bockman
Sole Member

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 Sole Member of The Twin Team, LLC and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 17th day of June, 2015.

Notary Public ~~Tracey Trumphour~~ - MJ
My Commission Expires: 5-3-2016

KRISTIN PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122