(2)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2015

Connie L. Timbs
Notary Public

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

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, a Tennessee limited liability company	The Twin Team, LLC, a Tennessee limited liability company	81-16-614
(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.: 20151836

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, **I, PATRICIA HENDERSON, UNMARRIED**, 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 the south twenty-five (25) feet of Lot No. 30 on the Map of Dr. B. W. Hall's Addition, as of record in Book 17, page 261, Register's Office for said County.

Said part of Lot No. 30 fronts twenty-five (25) feet on the easterly side of 11th Avenue, North and runs back between parallel lines 152.9 feet to an alley.

Being the same property conveyed to Patricia Bolden by Final Decree Confirming Sale of which the subject property was divested out of Buford F. Drake, Et Ux, of record in Book 11119, page 963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony Wayne Keeton, Jr. by Patricia Bolden aka Patricia Henderson by Quitclaim Deed dated August 15, 2012 and filed of record in Instrument No. 20120817-0074082, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Patricia Henderson aka Patricia Bolden by Quitclaim Deed from Anthony Wayne Keeton, Jr., dated September 11, 2015 and filed of record in Instrument No. 20150914-0092910, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1028 11th Avenue North, Nashville, TN 37208
(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/we do covenant with the said GRANTEES that I/we am/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 I/we 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.

BILL GARRETT, Davidson County
Trans:T20150077818 DEEDWARR
Recvd: 09/14/15 10:56 2 pgs
Fees:13.00 Taxes:268.25
20150914-0092911

Witness my hand this 11th day of September, 2015

Patricia Henderson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patricia Henderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2015.

Connie L. Timbs

Notary Public
My Commission Expires: 2-4-2019

