BILL GARRETT, Davidson County
Trans:T20150078457 DEEDWARR
Recvd: 09/15/15 15:34 2 pgs
Fees:13.00 Taxes:998.63
20150915-0093660

# WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Carla A. W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

**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 |
|---|---|---|
| Thomas Cunningham | Mortgage Investors Group | 072141b00100co |
| (NAME) | (NAME) | |
| 2607 A Neldia Cir., A | 8320 East Walker Springs Lane Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Knoxville TN 37923 | |
| (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 **Thomas Cunningham,** an unmarried man 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 A on the Plan of The Cottages of Neldia Court of record in Master Deed of The Cottages of Neldia Court, at Instrument No. 20150311-0020724, in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit in Instrument No. 20150318-0023165, and amended in Instrument No. 20150619-0059034, and amended in 20150807-0078839, said plan appearing on Exhibit B of said Amendment, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Palmer Hoover Sorrow and wife, Barbara W. Sorrow by installment deed from Robert Phillips Hoover and wife, Donna M. Hoover of record in Book 6056, page 293, Register's Office for Davidson County, Tennessee, dated May 27, 1983 and recorded on May 27, 1983, as corrected by deed recorded January 23, 2015 in Instrument No. 20150123-0006943. The said Palmer H. Sorrow having since died on January 28, 2010 leaving Barbara W. Sorrow as sole surviving tenant by the entirety.

Being a portion of the same property conveyed to The Twin Team, LLC by warranty deed from Barbara W. Sorrow, unmarried of record in Instrument No. 20150123-0006944 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 23, 2015.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2607 A Neldia Cir., A, Nashville, TN 37206
(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 10th day of September, 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 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 signing the same of the corporation by himself as MEMBER.
Witness my hand and official seal at Nashville Tennessee, this 10 day of September 2015

Notary Public
My Commission Expires: 3-10-2019

File No.: 9957

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019