BILL GARRETT, Davidson County
Trans:T20150085885 DEEDWARR
Recvd: 10/08/15 10:40 2 pgs
Fees:13.00 Taxes:1006.03
20151008-0102725

WARRANTY DEED

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(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
Patricia Bowers	Finworth Mortgage	07214002400
(NAME)	(NAME)	
2609 A Neldia Ct	2108 Crestmoor Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patricia Bowers, a single woman,** 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 Lot No. 14 on the plan of Neldia Heights, as shown on plat of record in Plan Book 2663, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Twin Team, LLC by Warranty Deed from George B. Robertson and wife, Wanda C. Robertson, dated March 23, 2015, of record in Instrument No. 20150325-0025579, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2609 A Neldia Ct, 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 7th day of October, 2015.

The Twin Team, LLC

member

Jeremy Bockman, member

State of Tennessee
County of Williamson
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 as such member executed the foregoing instrument for the purposes therein contained.

Notary Public
Commission Expires:

WITNESS my hand and seal this 7th day of October, 2015.

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

Notary Public
My Commission Expires:

File No.: 10004