WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097661 DEEDWARR
Recvd: 11/17/15 11:56 2 pgs
Fees:13.00 Taxes:851.00
20151117-0116513

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 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
Hanya Senno	iMortgage	083050f00100co
(NAME)	(NAME)	
1201 Stratton Ave.	4800 N Scottsdale Road Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Scottsdale AZ 85251	
(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, I/We, **The Twin Team LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hanya Senno, 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:

A certain Condominium townhome situated in Davidson County, Tennessee, being Unit "A", on the Plan of Horizontal Property Regime of 1201 Stratton Avenue, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, adn as established by Master Deed of the Townhomes at Stratton, of record as Instrument No 20150619-0059035, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in he Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Horizontal Property Regime of 1201 Stratton Avenue as shown on Exhibit "B" to the Master Deed, of record as aforementioned, for a more complete description and placement of such unit. Land in Davidson County, Tennessee, being Unit "A" The Townhomes at Stratton, a horizontal Property Regime, as established in Master Deed 20150619-0059035 recorded in the Register Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being part of the same property conveyed to The Twin Team, LLC, by deed of record in Instrument NO. 20150604-0052252 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 1201 Stratton Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1151968

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 13th day of November, 2015.

member
The Twin Team LLC

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 that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by singing the name of The Twin Team, LLC by himself as MEMBER.
Witness my hand and official seal at Nashville Tennessee, this the 13th day of November, 2015

Notary Public
My Commission Expires: _____

File No. 10178

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