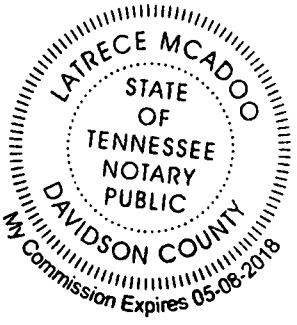
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2016

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
The Twin Team, LLC	NEW OWNER	08212012000
(NAME)	(NAME)	
1107 Gartland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(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, **Jayson Stringfellow and Nancy J. Stringfellow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The Twin Team, LLC,** 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. 169 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 169 fronts 50 feet to the easterly side of N. 9th Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Jayson Stringfellow and Nancy J. Stringfellow, by deed of record in Instrument No. 20130715-0072889, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jayson Stringfellow and Nancy J. Stringfellow by Ryan Stringfellow as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. *_____, in the Register's Office for Davidson County, Tennessee.

*20160408-0033741

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

unimproved ☑

This is improved ☐ property, known as 305 N 9th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160028626 DEEDWARR
Recvd: 04/08/16 09:56 2 pgs
Fees:13.00 Taxes:518.00
20160408-0033742

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 4th day of April, 2016.

JAYSON STRINGFELLOW by ATTORNEY-IN-FACT
Jayson Stringfellow

NANCY J. STRINGFELLOW by: ATTORNEY-IN-FACT
Nancy J. Stringfellow

State of Tennessee
County of Williamson

On this the 4th day of April, 2016, before me personally appeared Ryan Stringfellow, the person who executed the foregoing instrument on behalf of Jayson Stringfellow and Nancy J. Stringfellow and acknowledged that they executed the same as the free act and deed of the said Jayson Stringfellow and Nancy J. Stringfellow, through Power of Attorney granted him by the said Jayson Stringfellow and Nancy J. Stringfellow.

WITNESS my hand and seal this 4th day of April, 2016.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-21-2017

File No.: 10632