WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160048408 DEEDQC
Recvd: 06/08/16 11:32 2 pgs
Fees: 13.00 Taxes: 795.50

20160608-0057871



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:
File# 10809

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	08405000700
(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, I, **Deborah Leeper,** 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:

Being Lot NO. 4 on the Plan of Section One of Meadow Rose Park of record in Plat Book 2083, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Deborah Leeper, by deed of record in Instrument No. 20060807-0095941, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of by Deborah Leeper by Brenda L. Penman as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument NO. 20160603-0056225, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 703 Rosebank Ave., 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 31st day of May, 2016.

Deborah L Leeper by Brenda L Penman my attorney in fact
Deborah Leeper

State of Tennessee
County of Sumner

On this the 31st day of May, 2016, before me personally appeared Brenda L. Penman, the person who executed the foregoing instrument on behalf of Deborah Leeper and acknowledged that she executed the same as the free act and deed of the said Deborah Leeper, through Power of Attorney granted her by the said Deborah Leeper.

WITNESS my hand and seal this 31st day of May, 2016.

Notary Public
My Commission Expires: _____

File No.: 10809

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