(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Y-RT-16-1411-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2016.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Twin Team, LLC	**The Twin Team, Llc**	
(NAME)	(NAME)	**072-14-0-299.00**
1411 Chester Avenue	**2685 N. Mt Juliet Rd.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2227	**Mt. Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERMALL DEMONT LYONS AND ADRIENNE LYNN LYONS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE TWIN TEAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property located in Davidson County, Tennessee, being Lot No. 13 and the Easterly 25 feet of Lot No. 14, Block "A" on the Plan of Belle Forest No. 2, of Record in Book 843, Page 94, Register's Office for Davidson County, Tennessee.

Said Property adjoins and fronts together 75 feet on the Northerly margin of Chester Avenue, formerly Chesterfield Avenue and extends back between parallel lines, 191 feet to a dead line.

Being the same property conveyed to Paul A. Redmond, a single person by Substitute Trustee's deed from Mantenn, LLC of record in Instrument No. 20070910-0108577 Register's Office for Davidson County, Tennessee, dated September 7, 2007 and recorded on September 10, 2007.

Being the same property conveyed to Fred Brown by Quitclaim deed from Paul A. McRedmond of record in Instrument No. 20150813-0081335 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 13, 2015.

Being the same property conveyed to Harris & Quick, LLC by Quitclaim deed from Fred Brown of record in Instrument No. 20150818-0082938 Register's Office for Davidson County, Tennessee, dated August 18, 2015 and recorded on August 18, 2015.

Being the same property conveyed to Fred Brown by Quitclaim deed from Harris & Quick, LLC, a Georgia Limited Liability Company of record in Instrument No. 20151125-0119444 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on November 25, 2015.

Being the same property conveyed to Travis Dillard by Quitclaim deed from Fred Brown of record in Instrument No. 20151208-0123247 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 08, 2015.

Being the same property conveyed to Jermall Demont Lyons and Adrienne Lynn Lyons, husband and wife by Warranty deed from Travis Dillard of record in Instrument No. 20130324-0028063 Register's Office for Davidson County, Tennessee, dated March 24, 2016 and recorded on March 24, 2016.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 843, Page 94, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans: T20160054398 DEEDWARR
Recvd: 06/27/16 09:05 2 pgs
Fees: 13.00 Taxes: 925.00
20160627-0065081

This is **improved** property known as: **1411 Chester Avenue, Nashville, Tennessee 37206-2227**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd DAY OF JUNE, 2016.

Jermall Demont Lyons

Adrienne Lynn Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERMALL DEMONT LYONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

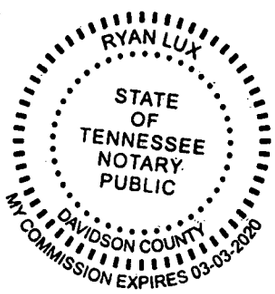


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIENNE LYNN LYONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



~~**RETURN TO:**~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212