WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055198 DEEDWARR
Recvd: 06/29/16 08:05 2 pgs
Fees:13.00 Taxes:1424.50
20160629-0066075

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES August 23, 2016

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 8.23.16

(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
Brian George Ashley Roark	MORTGAGE INVESTORS GROUP	Part of 061150122
(NAME)	(NAME)	
1204 B Ardee Avenue	8320 E. WALKER SPRINGS #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	KNOXVILLE, TN 37923	
(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, A Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian George and Ashley Roark, husband and wife,** 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 Unit B of The Cottages of Ardee Avenue, "a/k/a Unit B Horizontal Property Regime of 1204 Ardee Avenue" a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for The Cottages of Ardee Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150807-0078840, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages of Ardee Avenue, a Horizontal Property regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20150807-0078840, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as through copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to The Twin Team, LLC a Tennessee Limited Liability Company, by deed of record in Instrument No. 20150504-0039973, 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 1204 B Ardee Avenue, Nashville, TN 37216

(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 24th day of June, 2016.

The Twin Team, LLC, A Tennessee Limited Liability Company

State of Tennessee
County of Davidson

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 a Tennessee Limited Liability Company, and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of The Twin Team, a Tennessee Limited Liability Company by himself as a MEMBER.

WITNESS my hand and seal this 24th day of June, 2016.

Notary Public
My Commission Expires: 3-10-2019

File No.: 10950

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019