WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/16 15:09 3 pgs
Fees:18.00 Taxes:122.10
20160706-0069237

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp FEBRUARY COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Twin Team, LLC	The Twin Team, LLC	064-09-0 023.00
(NAME)	(NAME)	
2685 N. Mt. Juliet Road	2685 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	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 considerations, the receipt of which is hereby acknowledged, **Ari Holdings, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **The Twin Team, LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING A PARCEL OF LAND IN THE 11TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF CENTER STREET. BOUNDED ON THE EAST BY THE OZIE WINTERS PROPERTY AS OF RECORD IN DEED BOOK 8997, PAGE 619-R.O.D.C., TN AND THE WESTERLY MARGIN OF A 10' ALLEYWAY. BOUNDED ON THE SOUTH BY THE ROBERT NORTHCUTT, ET UX PROPERTY AS OF RECORD IN DEED BOOK 815, PAGE 179-R.O.D.C., TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF HERMITAGE STREET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF CENTER STREET, SAID POINT ALSO BEING IN THE EASTERLY MARGIN OF HERMITAGE STREET AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF CENTER STREET, SOUTH 81 DEGREES 15 MINUTES 53 SECONDS EAST, 60.00 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE OZIE WINTERS PROPERTY AS OF RECORD IN DEED BOOK 8997, PAGE 619-R.O.D.C., TN. SOUTH 9 DEGREES 03 MINUTES 57 SECONDS WEST, 100.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 81 DEGREES 15 MINUTES 53 SECONDS EAST, 90.00 FEET TO AN IRON PIN SET IN THE WESTERLY MARGIN OF A 10' ALLEYWAY;

THENCE, WITH THE WESTERLY MARGIN OF SAID ALLEYWAY, SOUTH 9 DEGREES 03 MINUTES 57 SECONDS WEST, 50.00 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE ROBERT NORTHCUTT, ET UX PROPERTY AS OF RECORD IN DEED BOOK 815, PAGE 179-R.O.D.C., TN. NORTH 81 DEGREES 15 MINUTES 53 SECONDS WEST, 150.00 FEET TO AN IRON PIN SET IN THE EASTERLY MARGIN OF HERMITAGE STREET;

THENCE, WITH THE EASTERLY MARGIN OF HERMITAGE STREET, NORTH 9 DEGREES 03 MINUTES 57 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING, 13,500 sq. ft. or 0.31 Acres, more or less. Prepared by: Brian McCain, P.L.S. TN#2256 Southern Precision Land Surveying, Inc. P.O. Box 220 Pegram, TN 37143-0220 / File No. 16-0823

Being a portion of the same property conveyed to Ari Holdings, LLC by Quitclaim Deed from Tamay Ozari dated December 31, 2012 and filed for record on January 4, 2013 in Instrument Number 20130104-0001490, Register's Office for Davidson County, Tennessee. Said Quitclaim deed had a legal description from a larger tract of land and only a portion of that property was owned by Tamay Ozari; that portion being described in legal description written above. Said property being the same property vested in Tamay Ozari by Final Decree Confirming Sale from the Clerk & Master, Chancery Court for Davidson County, Tennessee, filed on 05/21/1992 in Book 8631,

Page 305, in the Register's Office for Davidson County, Tennessee. Said property being part of the same property previously conveyed to Robert Northcutt and wife, Linda Northcutt by Warranty Deed dated 08/13/1977 from Alvin Ridley Robinson, Alfred C. Robinson, Hale Robinson, Irene Brewington, Kathleen Brewington, and Carine Kelton McDonough, Heirs of T.J. Robinson of record in Book 5196, Page 448, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 4104 Hermitage Street, Old Hickory, TN 37138
(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 GRANTEE(S), its successors and/or 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), its successors and/or 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 hand this 1st day of July, 2016.

ARI HOLDINGS, LLC

Tamay Ozari
Sole Member

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tamay Ozari with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Ari Holdings, LLC and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public _____
My Commission Expires: 8.14.17

TRACEY TRUMBO NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY