BILL GARRETT, Davidson County
Trans:T20160085364 DEEDWARR
Recvd: 09/28/16 14:44 2 pgs
Fees:13.00 Taxes:1350.50

20160928-0102390

# WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 08 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS (THE 23rd day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

714 # 11252

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kyle Mims<br>Brittany Mims | CMG Mortgage Inc dba CMG Financial | 072092j00200co |
| (NAME) | (NAME) | |
| 1014 B Burchwood Ave. | 3160 Crow Canyon Road Suite 440 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | San Ramon CA 94583 | |
| (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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyle Mims and Brittany Mims, 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 on the Declaration of Covenants, Conditions and Restrictions for The Cottages at 1014 Burchwood Avenue, a Horizontal Property Regime with Private Elements a/k/a Unit B Horizontal Property Regime of 1014 Burchwood Avenue, of record in Instrument Number 20160208-0012005, of record in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being part of the same property conveyed to The Twin Team, LLC, by deed of record in Instrument NO. 20160208-0012004, 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 1014 B Burchwood Ave., 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 23rd day of September, 2016.

The Twin Team, LLC

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

WITNESS my hand and seal this 23rd day of September, 2016.

Notary Public
My Commission Expires: _____

File No.: 11252

