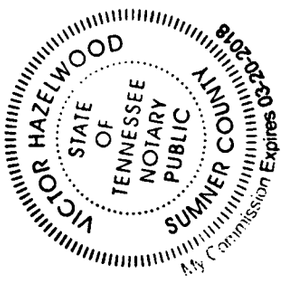
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

File # 11321

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	06308010800
(NAME)	(NAME)	
2685 N. Mt Juliet		
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(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, **Aaron C. Gilbert Jr.,** 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:

Land in Davidson County, Tennessee Being all of Lot 6 in Block "B-2" on the Map of Hadley's Bend City Sub-Division, which Plan is of record in Book 421, page 120, Register's Office for Davidson County, TN.

Being part of the same property as conveyed to Ozie Winters by deed of record in Book 8184, page 598, said Register's Office for said County. Ozie B. Winters, having died testate and this property was left to Aaron C. Gilbert, Jr. reference Probate #16P80, and affidavit of inheritance recorded in instrument #20160701-0068009.

Grantor also conveys any portion he may own of the closed right-of-way from the city and county for a road listed on the plat of record in Book 421, Page 120, and named Cumberland Avenue. This right-of-way was supposedly closed or abandoned and a portion would have gone to the owners on each side.

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

unimproved ☐

This is improved ☑ property, known as 219 Hadleys Bend Blvd., Old Hickory, TN 37122
(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.

BILL GARRETT, Davidson County
Trans: T20160086675 DEEDWARR
Recvd: 10/03/16 11:35 2 pgs
Fees: 13.00 Taxes: 303.40
20161003-0103919

Witness my/our hands this 30th day of September, 2016.

Aaron C. Gilbert Jr.

State of Tennessee
County of Wilson

Personally appeared before me Aaron C. Gilbert Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: _____

File No.: 11321

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