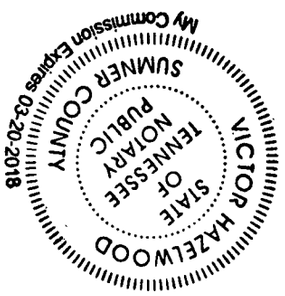
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(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
The Twin Team, LLC	New Owner	06308009600
(NAME)	(NAME)	
2685 N Mt Juliet Rd		
(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, We, **Aubrey S. Pratt and Frances Delores Evans Pratt,** 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 21 in Block B-1 of the Hadley Bend Subdivision of the Hulme Lands, a plat of said Subdivision is of record in Book 421, Page 120 of the R.O.D.C. Tennessee, and reference is here made to said plat for a further and more complete description of said property. Said Lot No. 21 in Block B-1 if the Hadley Bend Subdivision of the Hulme lands fronts 25 feet on the East side of Lafayette Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Aubrey S. Pratt and wife, Frances Delores Evans Pratt by Warranty Deed from Joe Moore, Jr. dated August 20, 1976 of record in Book 5059, Page 961, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 0 Lafayette Ave., 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 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:T20160090272 DEEDWARR
Recvd: 10/13/16 10:03 2 pgs
Fees:13.00 Taxes:77.70
20161013-0108212

Witness my/our hands this 7th day of October, 2016.

Aubrey S. Pratt

Frances Delores Evans Pratt

State of Tennessee
County of Williamson

Personally appeared before me Aubrey S. Pratt and Frances Delores Evans Pratt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 11426

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