WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/16 11:40 2 pgs
Fees:13.00 Taxes:777.00
20161123-0123776

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of November, 2016

Notary Public
My Commission expires: 5-20-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Torque Development Group LLC	SAME	094-01-0-060.00
8011 Brooks Chapel Rd Unit 2071		
Brentwood, TN 37024-0150		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen F. Meade**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Torque Development Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Payne, Blackemore and Cummings addition to East Nashville as of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, and part of the southerly half of East Side Avenue now closed by City Ordinance No. 62-279 dated January 31, 1964.

Said Lot No. 34 and the southly half of East Side Avenue front together 75 feet on the westerly side of South Twelfth Street and runs back with the center line of East Side Avenue, now closed, 161 feet to an alley.

Being the same property conveyed to Stephen F. Meade by James Holland and Kathleen M. Holland via Warranty Deed of record in Instrument Number 20010319-0025994, Register's Office for Davidson County, Tennessee. Further conveyed to Stephen F. Meade and spouse, Helen Katherine Creason Meade, an estate by the entireties in and to the entire interest in the property from Stephen F. Meade by Quitclaim Deed on August 24, 2006, of record Instrument Number 20060828-0106324, Register's Office for Davidson County, Tennessee. Kathleen M. Holland having deceased on April 29, 2010.

Being property known as 600 South 12th Street, Nashville, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $2,618.15 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 094-01-0-060.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.
- Subject to City Ordinance No. 62-279, dated 1/31/1964.

This is improved property known as: **600 South 12th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 14, 2016.

Stephen Meade

Stephen F. Meade

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen F. Meade** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 14, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN