WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,924.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34858

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TONJA BARNON

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
Brenda Y. Lemus	New Owner	083040y00100co
(NAME)	(NAME)	
502 A Rosebank Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brenda Y. Lemus, an unmarried woman,** 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 A of the Cottages at 502 Rosebank Avenue a Horizontal Property Regime with Private Elements a Planned Unit Development as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 502 Rosebank Avenue and a/k/a Unit "A" of the Horizontal Property Regime of 502 Rosebank Avenue as established by Instrument No. 20160518-0049611, in the Register of Deeds Office for Davidson County, Tennessee to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to The Twin Team LLC, by deed of record in Instrument 20160413-0035473, 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 502 A Rosebank Avenue, Nashville, TN 37206
(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:T20160108900 DEEDWARR
Recvd: 12/12/16 12:51 2 pgs
Fees:13.00 Taxes:1790.52

20161212-0129967

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

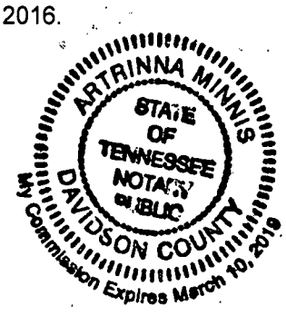
The Twin Team, LLC, a Tennessee limited liability company

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 the 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 7th day of December, 2016.

Notary Public
My Commission Expires: 3-10-2019



File No.: 11558