WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:
File # 116990

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
Glen Anderson	New Owner	07111009300
(NAME)	(NAME)	
9390 Whittingham Dr		
(ADDRESS)	(ADDRESS)	
Brentwood , TN 37027		
(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 limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Glen Anderson,** _____ 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:

Being the easterly 50 feet of Lot NO. 57 on the Map of Trinity Heights Addition, of record in Plat Book 161, Page 38, Register's Office for said County.

Said part of said lot fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to The Twin Team, LLC a limited liability company, by deed of record in Instrument NO. 20161207-0128731 , 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 308 Edith Ave., Nashville, TN 37207
(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:T20160112934 DEEDWARR
Recvd: 12/22/16 11:04 2 pgs
Fees:13.00 Taxes:444.00
20161222-0134720

Witness my/our hands this 21st day of December, 2016.

Member

The Twin Team, LLC, a limited liability company

State of Tennessee
County of WILSON

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

WITNESS my hand and seal this 21st day of December, 2016.

Notary Public
My Commission Expires: _____

File No.: 11670

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