WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/17 09:02 2 pgs
Fees:13.00 Taxes:555.00
20170125-0007912

JULIE COONEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 20th day of January, 2017

Notary Public
My Commission expires: 5-24-2017
(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:
THE TWIN TEAM	SAME	094-01-0-175.00
1107 Gartland Avenue		
Nashville, TN 37206		

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, **Kathleen D. Blackmore**, a widow, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The Twin Team 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. 189 on the Map of Payne, Blakemore & Cummings Addition of record in Book 57, Page 70, Register's Office for said County.

Said Lot No. 189 fronts 50 1/2 feet on the easterly side of South 12th Street and runs back between lines 152.3 feet on the northerly line and 146.8 feet on the southerly line to an alley in the rear on which it measures 50 feet, more or less.

Being the same property conveyed to Joe A. Blackmore and wife, Kathleen D. Blackmore from Darrel Collis and wife, Carol Collis by Warranty Deed on April 3, 1992, of record in Book 8596, Page 71, Register's Office for Davidson County, Tennessee. Joe A. Blackmore having deceased on August 26, 2006.

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 $798.22 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 094-01-0-176.00, 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.

This is improved property known as: **715 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 January 20, 2017.

Kathleen D Blackmore
Kathleen Blackmore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this January 20, 2017

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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