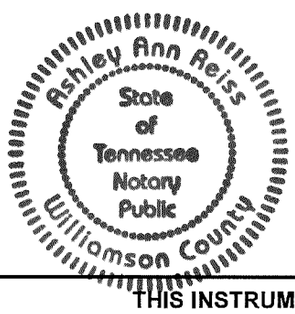
Davidson County	DEEDWARR
Recvd: 02/01/17 12:53	3 pgs
Fees:18.00 Taxes:1505.90	
20170201-0010766	

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Alyssa Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017

Ashley Ann Reiss
Notary Public

MY COMMISSION EXPIRES: 2/9/2020
(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
David M. Carbonell	FirstBank	072142r00200co
(NAME)	(NAME)	
1411 B Chester Ave.	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(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 **David M. Carbonell, an unmarried man ,** 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 B of The Cottages at 1411 Chester Avenue, a Horizontal Property Regime with Private Elements located in Nashville Davidson County, Tennessee and described in the declaration of Covenants, conditions and Restrictions for The Cottages a 1411 Chester Avenue a Horizontal Property Regime with Private Elements, "a/k/a Unit "B", Horizontal Property Regime of 1411 Chester Avenue", of record as Instrument NO. 20160627-0065082, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages at 1411 Chester Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20160627-0065082, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to The Twin Team, LLC a Tennessee limited liability company, by deed of record in Instrument No. 20160627-0065081, 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 1411 B Chester Ave., 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.

Witness my/our hands this 31st day of January, 2017.

Member

The Twin Team, LLC a Tennessee limited liability company

State of Tennessee
County of Sumner

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 Tennessee 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 Tennessee limited liability company by himself as MEMBER

WITNESS my hand and seal this 31st day of January, 2017.

Notary Public
My Commission Expires: _____

File No.: 11702

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

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

