WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034669 DEEDWARR
Recvd: 04/25/17 10:25 2 pgs
Fees:13.00 Taxes:943.50
20170425-0040375

JULIE COONEY
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, $255,000.00.

Affiant

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

Notary Public
My Commission expires: 5-24-17

(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:
Gary Michalske	SAME	094-01-0-060.00
2820 Beulah Drive		
Murfreesboro, TN 37128		

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, **Torque Development Group LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **GP Michal Company 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.

Property conveyed to Torque Development Group, LLC by Warranty Deed from Stephen F. Meade dated November 14, 2016 of record in Instrument Number 20161123-0123776, Register's Office for Davidson County, 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.

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 April 20, 2017.

Torque Developmenet Group, LLC

By: B J - MEMBER
Billy Tatom, Authorized Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Billy Tatom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Torque Development Group, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at office the day and year above written.

Julie Coone My Commission Expires: 5-24-17
NOTARY PUBLIC

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