WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170040606 DEEDWARR
Recvd: 05/12/17 10:27 2 pgs
Fees: 13.00 Taxes: 370.00

20170512-0047253

File # 12137

State of TN
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

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
The Twin Team, LLC	New Owner	06308006700
(NAME)	(NAME)	
2685 N. Mt. Juliet Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **Shateka Brown a/k/a Chateka Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The Twin Team, LLC,** 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 lots nos. 1 and 2 of Block "S" in Hadley Bend City Subdivision, which is of Record in Book 421, Page 120, Register's Office for said County.

Said lots nos. 1 and 2 front 50 feet each on the west side of Hadley Boulevard, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Shateka Brown, by deed of record in Instrument No. 20160701-0068007, Register's Office for Davidson County, Tennessee. The said Shateka Brown a/k/a Chateka Brown.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 502 Hadleys Bend Blvd., Old Hickory, TN 37138
(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 11th day of May, 2017.

Shateka Brown

State of Alabama
County of Montgomery

Personally appeared before me Shateka Brown, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2017.

Renee Wilson
Notary Public
My Commission Expires: 7/24/18

File No.: 12137

