WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Jessica C. Marquez Trustee
Affiant

Subscribed and sworn to before me, this 23rd day of May, 2017

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
700 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Twins Trust	NEW OWNER	
(NAME)	(NAME)	(MAP)
P.O. Box 50261		157-00-0-120.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Duke & Duke, LLC., a Tennessee, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Twins Trust, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Two, Devonshire Manor of record in Plat Book 5200, Page 242, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Duke & Duke, LLC., a Tennessee limited liability company by Warranty deed from Charles B. Fox and wife, Megan Fox of record in Instrument No. 20160719-0074222 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016.

Being also known as 6529 Radcliff Drive Nashville, Tennessee 372213716.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 6529 Radcliff Drive, Nashville, Tennessee 37221-3716

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:T20170044536 DEEDWARR
Recvd: 05/25/17 10:43 2 pgs
Fees:13.00 Taxes:1406.00
20170525-0052097

Witness my/our hand(s) this 23rd day of May, 2017.

Duke & Duke, LLC, a Tennessee limited liability company

By: _____
Bryan Spicer, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bryan Spicer, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of Duke & Duke, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the limited liability company by the said Bryan Spicer, as such Member.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of May, 2017.

_____
Notary Public

My commission expires _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019