WARRANTY DEED

JULIE COONE 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, **$190,000.00.**

Affiant

Subscribed and sworn to before me this 24 day of May, 2017

Notary Public
My Commission expires: 5-3-2021
(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:
Billy Tatom	SAME	083-03-0-014.00
718 Thompson Lane Suite 108-236		
Nashville, TN 37204		

Davidson County DEEDWARR
Recvd: 05/26/17 15:04 2 pgs
Fees:13.00 Taxes:703.00
20170526-0052923

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, **Charlie Buchanan, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Torque Development Group, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly part of Lot No. 5 on the Map of C. H. Waller's Subdivision of parts of Lot Nos. 42 and 43 in Brownsville, as of record in Book 547, Page 163, Register's Office for said County.

Said part of Lot No. 5 fronts 75 feet on the northerly side of Creighton Street and runs back between parallel lines 119 feet to a dead line.

Being the same property conveyed to Charlie Buchanan, Jr. from Joe D. Adams and Jerry A. Rittenberry by Warranty Deed on February 20, 1975, of record in Book 4908, Page 890, 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 $1,169.65 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-03-0-014.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 163, Register's Office for Davidson County, Tennessee.
- Agreement of Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4159, Page 212, Register's Office for Davidson County, Tennessee.

This is improved property known as: **113 Creighton Avenue, 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 May 22, 2017.

Charlie Buchanan JR

Charles Buchanan Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charlie Buchanan, Jr.** 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 May 22, 2017

My commission expires 5-3-2021

Julie Coone

Notary Public

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

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

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

My commission expires: 5-3-2021