WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 15th day of May, 2017

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

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

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:
Torque Development Group, LLC	Same	10704001700
718 Thompson Lane Suite 108-236		
Nashville, TN 37204		

Davidson County DEEDWARR
Recvd: 05/26/17 15:16 3 pgs
Fees:18.00 Taxes:370.00
20170526-0052940

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, **Lisa Ann Lamont, Marvin W. Hood and William Hood, Jr., The Heirs at law of Clara H. Hood,** 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Larkwood Subdivision of record in Plat Book 2900, Page 144, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clara H. Hood from Robert J. Trisdale, unmarried by Warranty Deed on May 7, 2004, of record in Instrument Number 20040518-0058354, Register's Office for Davidson County, Tennessee. Clara H. Hood having deceased on June 30, 2015. Affidavit of Heirship conveying to the Hiers at Law of Clara H. Hood (also known as Clara Hood), being Lisa Ann LeMont, Marvin W. Hood and William Hood, Jr., of record in Instrument Number 20170526-0052939 **, 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 $1,229.49 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 10704001700, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3186, Page 181, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 9547, Page 937, Register's Office for Davidson County, Tennessee.

This is improved property known as: **628 Claridge Drive, Nashville, TN 37214**

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 15, 2017.

Lisa Ann Lamont

Marvin W Hood

William Hood 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 **Lisa Ann Lamont** to me known to be the persons 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 15, 2017.

My commission expires 5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marvin Hood** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2017

My commission expires 5-3-2021

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Hood Jr** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 15, 2017

My commission expires 5-3-2021

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.

Notary's Signature

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

My commission expires: 5-3-2021