WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170052066 DEEDWARR
Recvd: 06/19/17 11:26 2 pgs
Fees:13.00 Taxes:551.30
20170619-0061187

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-3-2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Torque Development Group, LLC	Torque Development 718 Thompson Lane	
(NAME)	(NAME)	
521 Drake Avenue	Suite 108-236	13301001400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CYNTHIA KIRK, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TORQUE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 50 on the H.C. McNabb's Subdivision, a plan of which is of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sidney L. Kelley and wife, Willa G. Kelley by deed from James H. Moore and wife, Beulah M. Moore by deed dated January 11, 1983, filed of record on January 13, 1983, in Deed Book 5992, Page 400, Register's Office for Davidson County, Tennessee. The said Willa G. Kelley died a resident of Davidson County, Tennessee on December 26, 2016 leaving Sidney L. Kelley as Surviving Tenant by the Entirety. The said Sidney L. Kelley died Intestate on January 6, 2017 a resident of Davidson County, Tennessee. Cynthia Kirk is the Sole Surviving Heir at Law of Sidney L. Kelley, pursuant to Probate Docket No. 17P182, Probate Court, Davidson County, Tennessee and Affidavit of Heirship of record in Instrument No. 20170619-0061186, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 521 Drake Avenue, Nashville, TN 37211
(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 hand this 9 day of June, 2017

CYNTHIA KIRK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Kirk, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of June, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public