LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

#12328

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	
(NAME)	(NAME)	
1107 Gartland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, We, **Kevin L. Baird and Linda J. Baird,** 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 Lot No. 4 on the Plan of Lois and Hallie Woodard Subdivision, Lakewood, Tennessee, of record in Plat Book 8250, page 328, Register's office for Davidson County, Tennessee wo which plat reference is here made for a complete description thereof.

Being the same property conveyed to Kevin L. Baird and wife Linda J Baird, by deed of record in Book 9808 , Page 865 , Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 322 Pitts avenue, 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.

BILL GARRETT, Davidson County
Trans:T20170057086 DEEDWARR
Recvd: 07/05/17 10:29 3 pgs
Fees:18.00 Taxes:107.30

20170705-0067262

Witness my/our hands this 30th day of June, 2017.

Kevin L. Baird

Linda J. Baird

State of Tennessee
County of Williamson

Personally appeared before me Kevin L. Baird with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2017.

Notary Public
My Commission Expires: _____

STATE OF Tennessee
COUNTY of Davidson
Personally appeared before me Linda J. Baird 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 30th day of June 2017.

Notary Public

My Commission Expires:

File No.: 12328

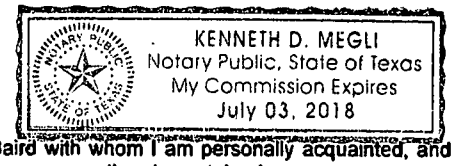
VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

Witness my/our hands this 30th day of June, 2017.

Kevin L. Baird

Linda J. Baird

State of ~~Tennessee~~ Texas
County of ~~Williamson~~ Kaufman



Personally appeared before me Kevin L. Baird with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2017.

Kenneth D Megli

Notary Public
My Commission Expires: 07-03-2017

STATE OF Tennessee
COUNTY of _____
Personally appeared before me Linda J. Baird 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 30th day of June 2017.

_____

Notary Public.

My Commission Expires: _____

File No.: 12328