WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$380,500.00~~

Affiant

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

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 1-9-18
(AFFIX SEAL)

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
Duncan Rowe	SNBC MORTGAGE CORP.	08208015400
(NAME)	(NAME)	
905 Mansfield Ave.	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	SAN ANTONIO, TX 78216	
(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, I/WE, **The Twin Team, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Duncan Rowe,** married 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:

Being the easterly 40 feet of Lot No. 159, Block 2, on the Plan of F. O. Beasley's McFerrin Addition as of record in Book 57, Page 136, R. O. D. C., Tennessee.

Said part of Lot No. 159 fronts 40 feet on the northerly side of Mansfield Street and runs back between parallel lines with the westerly margin of an alley, 73 feet to a dead line.

Being the same property conveyed to The Twin Team, LLC a Tennessee Limited liability company, by deed of record in Instrument No. 20161003-0103908 , 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 905 Mansfield Ave., Nashville, TN 37206
(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:T20170057312 DEEDWARR
Recvd: 07/05/17 15:07 2 pgs
Fees:13.00 Taxes:1407.85
20170705-0067540

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

member

The Twin Team, LLC, a Tennessee limited liability company

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be MEMBER of The Twin Team, LLC, a Tennessee limited liability company and that he as such, MEMBER executed he foregoing instrument for the purposes therein contained, by signing the name of The Twin Team LLC, a Tennessee limited liability company by himself as MEMBER.

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

Notary Public
My Commission Expires: _____

File No.: 12191

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