WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-3-2021

(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
Torque Development Group, LLC	Same	09206063900
(NAME)	(NAME)	
714 Thompson Lane		Davidson County DEEDWARR Recvd: 07/12/17 12:25 2 pgs Fees:13.00 Taxes:647.50 **20170712-0070109**
(ADDRESS)	(ADDRESS)	
Suite 106-2316		
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, I, **Dennis R. Sweatt Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Torque Development Group, 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:

Being Lot No. 27 and the westerly 17 and one half feet of Lot No. 26 on the map of G.W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract as recorded in Book 57, Page 59, said Register's Office for described as follows:

Said part of Lot No. 26 fronts 17 and one half feet on the South side of Batavia Street, formerly Prospect Street and runs back between parallel lines 110 feet to an alley in the rear. Said Lot No. 27 fronts 35 feet on the South side of Batavia Street and runs back between parallel lines 110' to an alley.

Being the same property conveyed to Dennis R. Sweatt Jr., by deed of record in Book 10651 , Page 171 , 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 2423 Batavia, Nashville, TN 37208
(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/our hands this 30th day of June, 2017.

Dennis R. Sweatt Jr.

State of Tennessee
County of Williamson

Personally appeared before me Dennis R. Sweatt Jr., 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: _____

File No.: 12169

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

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

My commission expires: 5-3-2021

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