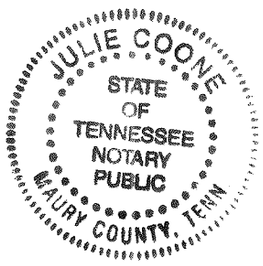
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES: 5.3.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Torque Development Group, LLC, a Tennessee limited liability company	Torque Development Group, LLC, a Tennessee limited liability company	72-15-273 72-15-266
(NAME)	(NAME)	
718 Thompson Ln, Ste 108-236	718 Thompson Ln, Ste 108-236	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171498

Davidson County DEEDWARR
Recvd: 08/14/17 09:28 2 pgs
Fees:13.00 Taxes:1424.50
20170814-0082891

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, TAMERA S. PALMER AND HUSBAND BILLY W. PALMER**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **TORQUE DEVELOPMENT, 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 part of Lot No. 11 on the Plan of Sharpe and Horn's Sixth Addition, as of record in Book 332, page 118, Register's Office for said County, and parts of Lot Nos. 9, 10, 11, 12 and 13 on the Map showing M. P. Estes' Subdivision of certain lots in Sharpe and Horn's Sixth Addition, as of record in Book 843, page 39, said Register's Office, described together as follows:

Beginning on the westerly margin of Riverside Drive, at a point 250 feet north of the northerly margin of McKennel Avenue; thence westwardly and parallel with the northerly margin of McKennel Avenue, 150 feet to the northeast corner of the property conveyed to W. E. Hooser by deed from Moreau P. Estes, Jr., of record in Book 1307, page 339, said Register's Office, continuing in the same direction and with Hooser's northerly line, 200 feet more or less, in all 350 feet, more or less, to a point in the easterly line of Lot No. 8 on said Estes' Subdivision; thence with said line, northwardly 91.2 feet to the southwest corner of the property conveyed to Glenn T. Stewart and wife by two deed, one from D. Hugh Williams and wife, of record in Book 1560, page 589, and the other from W. G. Yarbrough and wife, of record in Book 1286, page 4, said Register's Office; thence with Stewart's southerly line, eastwardly 226.5 feet more or less to the easterly line of Lot No. 13 on said Estes' Subdivision; thence with said line, southwardly 50 feet to the southwest corner of the property conveyed to Mrs. Martha Ann Emerson by deed from Zelma Hackebeil and husband, of record in Book 1157, page 474, said Register's Office; thence with Emerson's southerly line, eastwardly 150 feet to the westerly margin of Riverside Drive; thence with said Drive, southwardly 50 feet to the beginning.

Being the same property conveyed to Malcolm L. Page and wife, Martha N. Page by deed from Amanda W. Williams, dated August 5, 1965, of record in Book 3921, page 854, Register's Office for Davidson County, Tennessee. By an Order of the Circuit Court of Davidson County, Tennessee, a copy of which was recorded in Book 5102, page 572, Register's Office for Davidson County, Tennessee, title was divested out of Malcolm Lee Page and Martha Neal Sloan Page and vested in Bobby Stephen Sloan, as his sole property. The said Bobby Stephen Sloan aka Bobby S. Bloan having since died testate and by his Will of record in Will Book 187, page 159, Case No. 93P-1442, Davidson County Probate Court Clerk's Office and of record in 20160210-0012981, Register's Office for Davidson County, Tennessee, the subject property was devised to Tamera S. Palmer and husband, Billy W. Palmer, as tenants by the entirety.

Unimproved ☐

This is improved ☒ property, known as 1510 Riverside Drive, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of July, 2017

Tamera S. Palmer

Billy W. Palmer

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tamera S. Palmer and Billy W. Palmer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of July, 2017.

Notary Public
My Commission Expires: 3/23/21

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.