WARRANTY DEED

Bill Garrett Davidson County
Batch# 1366 DEEDWARR
09/15/2017 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20170915-0094677

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 31st day of August, 2017.

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Elliott Hallum	SAME	07215026500
4730 Garcia Blvd		
Murfreesboro, TN 37128		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Torque Development Group LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Elliott Hallum**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being parts of Lot Nos. 11 and 12 on the Plan of Sharpe and Horn's Sixth Addition, as of record in Plat Book 332, Page 118, Register's Office for said County, and parts of Lot Nos. 9, 10, 11, 12, 18 and 19 on the Map showing M.P. Estes' Subdivision of certain lots in Sharpe and Horn's Sixth Addition, as of record in Plat Book 843, Page 39, said Register's Office, described as follows:

Commencing at a mag nail (new) in concrete in the westerly right of way of Riverside Drive (an 80 foot right of way), being the northeast corner of the Leslie Evans Lemieux property (DB-20140718 0064146) and the southeast corner of Tract 1 of this description and having Tennessee State Plane (NAD 83/ TN 4100) Coordinates of Northing 677896.02, Easting 1754920.71;

Thence, leaving the westerly right of way of said Riverside Drive and with the common line of said Lemieux property and said Tract 1, North 81 degrees 29 minutes 28 seconds West for a distance of 147.56 feet to the Point of Beginning, being the southwest corner of said Tract 1;

Thence, leaving said Tract 1 and continuing with the northerly line of said Lemieux property, North 81 degrees 29 minutes 28 seconds West for a distance of 185.90 feet to a capped iron rod (new) stamped "Elliott Survey" in the easterly line of the Douglas Todd Wilkening property (DB-20090708 0063711), being the northwest corner of said Lemieux property, and having Tennessee State Plane Coordinates of Northing 677945.36, Easting 1754590.92;

Thence, leaving said Lemieux property and with a portion of said Wilkening property, and with a portion of the Porter Terrace Condominiums property, North 07 degrees 03 minutes 56 seconds East for a distance of 44.70 feet to a capped iron rod (new) stamped "Elliott Survey", being the southwest corner of the Tamera S. & Billy W. Palmer property (WB-20160210 0012981);

Thence, leaving said Porter Terrace Condominiums property and with the southerly line of said Palmer property, South 82 degrees 00 minutes 32 seconds East for a distance of 199.20 feet to the northwest corner of said Tract 1;

Thence, leaving said Palmer property, and with the westerly line of said Tract 1, South 23 degrees 10 minutes 31 seconds West for a distance of 48.05 feet to the Point of Beginning, and containing 8,772 square feet or 0.201 acres, more or less according to a survey by Clint Elliott, RLS # 2585, dated July 25, 2017.

Being the same property conveyed to Torque Development Group, LLC, by Warranty Deed from Meagan W. Webb and Dustin Ray Webb, wife and husband, dated August 31, 2017, recorded in Instrument Number 20170908-0092268 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $21.81 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07215026500, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 118, Register's Office for Davidson County, Tennessee
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1508 Riverside Drive Back Lot, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 31, 2017.

Torque Development Group LLC

By: Billy Tatom, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Tatom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized member of Torque Development Group, LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to executed the within instrument on its behalf, and who acknowledged that he executed the witthin instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2017

My commission expires 5-3-2021

Notary Public

JULIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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

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

My commission expires: 5-3-2021