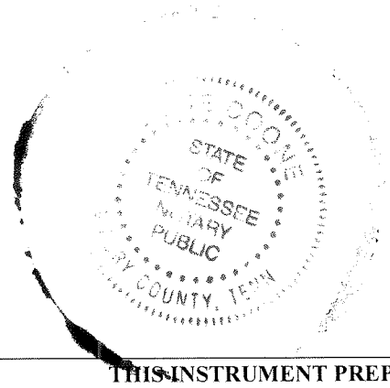
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 26 day of September, 20 17

Notary Public
My Commission expires: 3-26-21
(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:
Torque Development Group, LLC	SAME	09316014900
718 Thompson Lane, Suite 108-236		
Nashville, TN 37204		

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, **Nancy McCune**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Torque Development Group, LLC, a Tennessee Limited Liability Company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Maury and Claiborne Plan, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy McCune from Federal Home Loan Mortgage Corporation by Special/Limited Warranty Deed on November 21, 2011, of record in Instrument Number 20111213-0096932, 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 $834.55 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09316014900, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

This is improved property known as: **104 Lewis Street, Nashville, TN 37210**

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.

Bill Garrett Davidson County
Batch# 5176 DEEDWARR
09/27/2017 09:05:30 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20170927-0098770

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 September 20, 2017.

Nancy McCune

Nancy McCune

STATE OF FLORIDA
COUNTY OF Sarasota

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy McCune** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 19, 2017

My commission expires 12/16/19

Notary Public

Joel Peterson
Notary Public
State of Florida
My Commission Expires 12/16/2019
Commission No. FF 944251

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.

Julie Coone
Notary's Signature

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

My commission expires: 5-3-2021