Bill Garrett Davidson County
Batch# 24386 DEEDWARR
11/09/2017 11:40:01 AM 2 pgs
Fees: $13.00 Taxes: $527.25

20171109-0115506

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $ 142,500

Affiant

Sworn to and subscribed before me this 8th day of November, 2017.

Notary Public
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Summerco Home Buyers, LLC	1510 Riverside Drive, Units 3 & 4	Owner	
178 Riverwood Drive			072-15-0-266.00
Franklin, TN 37069	Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Torque Development, LLC, a Tennessee limited liability company,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Summerco Home Buyers, LLC, a Tennessee limited liability company,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Units 3 and 4, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1510 Riverside Drive, of record in Instrument No.: 20171031-0111512, Register's Office for Davidson County, Tennessee. Said Unit 3 & 4 being shown as part of Exhibit "B" of said Declaration.

Being part of the same property conveyed to Torque Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed, from Tamera S. Palmer and husband, Billy W. Palmer, of record in Instrument # 20170814-0082891, Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded August 14, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

The Plan of Record in Book 843, Page 39 / Plat Book 332, Page 118, said Register's Office.
Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8th day of November, 2017.

Torque Development, LLC, a Tennessee limited liability company

BY: _____
Billy Tatom, member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 a member of Torque Development, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained..

WITNESS my hand and official seal at Franklin, Tennessee, this the 8th day of November, 2017.

_____
NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY