Bill Garrett Davidson County
Batch# 31686 DEEDWARR
11/30/2017 10:40:03 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20171130-0122166

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me this 22nd 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.
Matthew Anderson and Taylor Anderson	1510 Riverside Drive	Owner	
1510 Riverside Drive			072-15-0-273.00
Nashville, TN 37206	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 Group, LLC, a Tennessee limited liability company,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Matthew Anderson and Taylor Anderson, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Beginning At A Magnetic Nail Found In Westerly Right-Of-Way Of Riverside Drive, Being The Southeast Corner Of This Herein Described Tract Of Land Owned By Torque Development, LLC For Reference In DB-20170814-0082891, R.O.D.C.

Thence Leaving Said Right-Of-Way N 82°03'46" W A Distance of 249.14' To An Iron Pin Set;

Thence N 09°12'28" E A Distance Of 45.60' To An Iron Pin Set;

Thence S 82°47'49" E A Distance Of 113.10' To An Iron Pin Set;

Thence S 82°19'05" E A Distance Of 150.00' To An Iron Pin Set;

Thence With Westerly Margin Of Said Right-Of-Way S 25°21'19" W A Distance Of 50.00' To The Point Of Beginning, Containing 12,009.62 Square Feet Or 0.28 Acres More Or Less.

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 Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he 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:

Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

The Plan of Record in Book 843, Page 39 / Plat Book 332, Page 118, said Register's Office.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of November, 2017.

Torque Development Group, LLC, a Tennessee limited liability company

BY: _____
Billy Tatum, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy Tatum, 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 Group, 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 22nd day of November, 2017.

NOTARY PUBLIC
My Commission Expires: 11/17/20

