WARRANTY DEED

Bill Garrett Davidson County
Batch# 33882 DEEDWARR
12/05/2017 02:59:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20171205-0124164

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 1st day of December, 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:
Madeleine Wyatt	SAME	10704001700
628 Claridge Drive		
Nashville, TN 37214		

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**, a Tennessee Limited Liablity Company, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Madeleine Wyatt and Michael Wyatt**, 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 Lot No. 24 on the Plan of Larkwood Subdivision of record in Plat Book 2900, Page 144, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Torque Development Group, LLC, by Warranty Deed from the heirs at law of Clara H. Hood, being Lisa Ann LaMont, Marvin W. Hood and William Hood, Jr., dated May 15, 2017 recorded in Instrument Number 20170526-0052940, 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 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 10704001700, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3186, Page 181, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 9547, Page 937, Register's Office for Davidson County, Tennessee.

This is improved property known as: **628 Claridge Drive, Nashville, TN 37214**

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 December 1, 2017.

Torque Development Group LLC

By Billy Tatom, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Billy Tatom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized member (or other officer authorized to execute the instrument), **TORQUE DEVELOPMENT GROUP, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that as such authorized member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as authorized member.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 My commission expires: 5-3-2021

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