# WARRANTY DEED

Bill Garrett Davidson County
Batch# 33890 DEEDWARR
12/05/2017 03:31:02 PM 2 pgs
Fees: $13.00 Taxes: $125.80

20171205-0124178

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 12742

Return to:

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| The Twin Team, LLC | NEW OWNER | 06405004400 |
| (NAME) | (NAME) | |
| 1107 Gartland Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James E. Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The Twin Team, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Two tracts of land in said County, being **Lot No. 25 and Lot No. 26 in Block "J"** on the Plan of Hadley Bend City Subdivision of record in Book 421, Page 120, Register's Office for said County, to which reference is hereby made for a more complete legal description of each above mentioned lot.

Being a portion of the property conveyed to James E. Brown by Final Decree Confirming Sale from the Clerk and Master of Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20001027-0106778, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 220 Center Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hands this 1st day of December, 2017.

James E. Brown

State of Tennessee
County of Williamson

Personally appeared before me James E. Brown, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of December, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12742