WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File# 13303

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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	03800006300
(NAME)	(NAME)	Bill Garrett Davidson County
1107 Gartland		Batch# 118089 DEEDWARR
(ADDRESS)	(ADDRESS)	07/18/2018 02:26:03 PM 2 pgs
Nashville TN		Fees: $13.00 Taxes: $370.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180718-0070131

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, **Fredda Lee,** 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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by W.R. Seigenthaler, dated August 13, 1960, as follows:

Beginning at a point in the northerly margin of Allessio Road, 600 feet southwesterly from the southeast corner of an 18.18 acre tract formerly owned by E.E. McMath and described in Book 2697, Page 611, Register's Office for said County; thence North 6 degreees 25' East 550 feet to a point; thence North 86 degrees 40' East 150 feet to a point; thence South 6 degrees 25' West 550 feet to a point in the northerly margin of Allessio Road; thence along said margin South 86 degrees 40' west 150 feet to the point of beginning, containing 1.87 acres more or less.

Being the same property conveyed to Linda England and Fredda Lee, joint tenants with right of survivorship, from Penny Lytle, William Vanatta, Teresa Ann Curtis and Elmer E. Baker, Jr., Devisees under the Last Will and Testament of Barbara Jean Vanatta by Warranty Deed of record in Instrument No. 20120906-0080765, Register's Office for Davidson County, Tennessee. The said Linda England having since died.

unimproved ☐

This is improved ☑ property, known as 3686 Alessio Road, Whites Creek, TN 37189
(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 13th day of July, 2018.

Fredda Lee

State of Tennessee
County of Wilson

Personally appeared before me Fredda Lee, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of July, 2018.

Notary Public
My Commission Expires: _____

File No.: 13303

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022