WARRANTY DEED



File# 13374

Return to:

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Twin Team, LLC	NEW OWNER	09402019300
(NAME)	(NAME)	
1107 Gartland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 138302 **DEEDWARR**
09/10/2018 10:35:46 AM 2 pgs
Fees: $13.00 Taxes: $714.10

20180910-0089388

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, **Annetta O. Doggett,** 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:

BEING Lot No. 43 on the Plan of United Electric Railway's Company's Addition, of record in Book 161, page 8, Register's Office if Davidson County, Tennessee.

SAID lot fronts 50 feet on the north side of Electric Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ronald D. Doggett and wife Annetta O. Doggett, by deed of record in Book 6273, Page 311, Register's Office for Davidson County, Tennessee. The said Ronald D. Doggett having since died.

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

This instrument is executed on behalf of Annetta O. Doggett by Lucinda Zarichansky as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20180405-0032180, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1903 Electric Avenue, Nashville, TN
(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 5th day of September, 2018.

Annetta O. Doggett by Lucinda Zarichansky attorney in fact
Annetta O. Doggett

State of Tennessee
County of Davidson

On this the 5th day of September, 2018, before me personally appeared Lucinda Zarichansky, the person who executed the foregoing instrument on behalf of Annetta O. Doggett and acknowledged that she executed the same as the free act and deed of the said Annetta O. Doggett, through Power of Attorney granted her by the said Annetta O. Doggett.

WITNESS my hand and seal this 5th day of September, 2018.

Notary Public
My Commission Expires: 12-20-2020

Kasey Kelchner
State of Tennessee
Notary Public
Rutherford County

File No.: 13374