WARRANTY DEED

Karen Johnson Davidson County
Batch# 190084 **DEEDWARR**
01/31/2019 08:51:39 AM 2 pgs
Fees: $13.00 Taxes: $1,058.38

20190131-0009247

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 03/03/19

(AFFIX SEAL)

SUSAN HUGHES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Adam Janorschke Rachel Permetti	SAME	03800006300
(NAME)	(NAME)	
3686 Alessio Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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/WE , **The Twin Team LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam Janorschke, an unmarried man and Rachel Permetti, an unmarried woman, as joint tenants with right of survivorship,** 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 WR 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 degrees 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 The Twin Team, LLC, by deed of record in Instrument No. 20180718-0070131 , 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 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 22nd day of January, 2019.

The Twin Team LLC, a Tennessee limited liability company

By: _____ member
Jeremy Bockman, SOLE MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the SOLE MEMBER of The Twin Team, LLC, and that he as such SOLE MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of The Twin Team, LLC by himself as SOLE MEMBER

WITNESS my hand and seal this 22nd day of January, 2019.

_____
Notary Public
My Commission Expires: _____

File No.: 13645