136714

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

return to **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
Flavio F. Lema	New Owner	05207002500
(NAME)	(NAME)	
620 Larkin Springs Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 206724 **DEEDWARR**
03/18/2019 10:11:50 AM 2 pgs
Fees: $13.00 Taxes: $247.90

20190318-0024346

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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Flavio F. Lema,** 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 Davidson County, Tennessee, being Lot No. 31 of Block A on the unrecorded Map of Holmes Acres Subdivision, being a Revision of the First Subdivision in the 11th District, by the Layman Foundation, and described as follows:

BEGINNING at a point in the westerly margin of Larkin Springs Road at the corner of Lots 31 and 32; thence with the line between said lots westerly 324 feet to a point; thence northerly 100 feet to the corner of lot 30; thence with the line between Lots 30 and 31,. easterly 327.4 feet to the west margin of Larkin Springs Road; thence with the margin of the same southerly 100 feet to the point of beginning.

Being the same property conveyed to The Twin Team, LLC, by deed of record in Instrument NO. 20190104-0001144, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 620 Larkin Springs Road, Madison, TN 37115
(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 15th day of March, 2019.

The Twin Team, LLC

By Jeremy Bockman, 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 MEMBER, of The Twin Team, LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of The Twin Team, LLC by himself as MEMBER.

WITNESS my hand and seal this 15th day of March, 2019.

Notary Public
My Commission Expires: _____

File No.: 13674

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