G#31943-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 237467 DEEDWARR
06/03/2019 08:17:27 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20190603-0052163

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2019

Notary Public

MY COMMISSION EXPIRES: Jan. 3, 2023

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Sheliah C. Amburgey Mark B. Reid	Movement Mortgage, LLC	06308009600
(NAME)	(NAME)	
4032 Lafayette Avenue	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Indian Land, SC 29707	
(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 **Sheliah C. Amburgey, unmarried and Mark B. Reid, unmarried, 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 4th Civil District of Davidson County, Tennessee, being Lot No. 21 in Block B-1 on the Map of Hadley's Bend City, of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 in Block B-1 fronts 25 feet on the East side of Lafayette Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to The Twin Team, LLC, by Warranty Deed dated October 7, 2016, from Aubrey S. Pratt and Frances Delores Evans Pratt, of record in Instrument No. 20161013-0108212, Register's Office for Davidson County, Tennessee.

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

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

unimproved ☐

This is improved ☑ property, known as 4032 Lafayette Avenue, 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 31st day of May, 2019.

The Twin Team, LLC, a Tennessee limited liability company

By: _____ member
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, a Tennessee limited liability company and that he as such MEMBER executed the foregoing instrument for the purposes therein contained by signing the name of The Twin team, LLC, a Tennessee limited liability company by himself as MEMBER.

WITNESS my hand and seal this 31st day of May, 2019.

_____
Notary Public
My Commission Expires: _____

File No.: 13922

