WARRANTY DEED

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020

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
Cameron M. Lusk Emily K. Meza	First Community Mortgage, Inc	0630824900
(NAME)	(NAME)	
4020 Lafayette Avenue	262 Robert Rose Dr., #200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 395750 **DEEDWARR**
05/05/2020 12:25:07 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20200505-0046777

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 TwinTeam LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cameron M. Lusk and Emily K. Meza,** as tenants in common, 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 Number 9, Block B-1, Hadley's Bend City, of record in Plat Book 421, page 120, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legla description.

Being part of the property conveyed to The Twin Team, LLC, by deed from The Twin Team, LLC of record in Instrument No. 20160913-0096072, said Register's Office.

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

unimproved ☐

This is improved ☑ property, known as 4020 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 March, 2020.

The Twin Team, LLC

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, 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 31st day of March, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 14582

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