WARRANTY DEED

Karen Johnson Davidson County
Batch# 483903 DEEDWARR
09/28/2020 09:05:26 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20200928-0110882

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Commission Expires 12-20-2020

File # 15039

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2020

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
The Twin Team, LLC	NEW OWNER	09511003700
(NAME)	(NAME)	
2685 N Mt Juliet Rd		
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(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, We, **Blaine Murphy and Dottie Lucille Murphy,** 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. 505 on the Plan of Merry Oaks, Section III, of record in Book 2330, Page 47, Register's Office for said County,

Said Lot No. 505 fronts 192 feet on n the southerly side of Cloverdale Road and runs back 367.8 feet on the easterly line and 348 feet on the westerly line which is a broken line to a dead line, on which it measures 148.3 feet.

Being the same property conveyed to Blaine Murphy and wife Dottie Lucille Murphy, by deed of record in Instrument NO. 20100604-0043500 , 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 2403 Cloverdale Road, Nashville, TN 37214
(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 25th day of September, 2020.

Blaine Murphy

Dottie Lucille Murphy

State of Tennessee
County of Davidson

Personally appeared before me Blaine Murphy and Dottie Lucille Murphy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2020

Notary Public
My Commission Expires: _____

File No.: 15039

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020