WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17C457

PB

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

BILL GARRETT, Davidson County
Trans:T20170052022 DEEDWARR
Recvd: 06/19/17 10:47 2 pgs
Fees:13.00 Taxes:1295.00
20170619-0061135

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser
GREATER NASHVILLE TITLE
& CLOSING COMPANY
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William and Karen Musil	USAA Federal Savings Bank	Part of 07207022600
(NAME)	(NAME)	
1308A Maxey Lane	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BLKM Investments, LLC., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Musil and Karen Musil, husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 Unit A, as established in Declaration of Covenants, Conditions, and Restrictions for Homes at 1308 Maxey Lane, A Horizontal Property Regime With Private Elements, of record as Instrument No. 20170215-0015829, Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" thereto, reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to BKLM Investments, LLC. by Warranty Deed from RENOVATETN, LLC. and David Cavillin, of record in Instrument No. 20170207-0012996, Register's Office for Davidson County, Tennessee, dated February 3, 2017 and recorded on February 7, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH in the Declaration of Covenants, Conditions, and Restrictions for Homes at 1308 Maxey Lane A Horizontal Property Regime With Private Elements, of record as Instrument No. 20170215-0015829, Register's Office for Davidson County, Tennessee., AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 1308A Maxey Lane, Nashville, TN 37216
(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 GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 16th day of June, 2017.

BLKM Investments, LLC.

Michael A. Isaacson, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Isaacson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the sole member of **BLKM Investments, LLC.**, the within named bargainor, a limited liability company, and that he as such sole member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such sole member.

WITNESS my hand and seal this 16th day of June, 2017.

My Commission Expires:
March 08, 2021

Notary Public, Steven P. Disser

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

