WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2017,

R Walters
Notary Public

MY COMMISSION EXPIRES: 8/7/21
(AFFIX SEAL)

KENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bryan Paul Burmeister and Erin Grace Burmeister	New Owner	072 07 0D 001.00
(NAME)	(NAME)	
1251 A McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Eighty Thousand And No/100 Dollars ($480,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Caywood Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan Paul Burmeister and Erin Grace Burmeister, husband and wife**, 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:

Unit A of the 1251A McGavock Pike as shown in the Declaration of Covenants, Conditions, and Restrictions for 1251A McGavock Pike, a horizontal property regime with private elements and no general common elements of record in Plat Book 332, Page 32-33, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Alford E. Slaton by Special Warranty Deed from First Bank National Association, TR U/A dtd 3-1-97 (Home Equity Loan Trust 1997-1) dated October 2, 2000 and recorded October 5, 2000 as Instrument No. 20001005-0098725, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Caywood Builders, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alford E. Slaton, unmarried dated October 29, 2015 and recorded November 18, 2015 as Instrument No. 20151118-0116906, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-175024SSO

BILL GARRETT, Davidson County
Trans:T20170066976 DEEDWARR
Recvd: 08/03/17 12:39 2 pgs
Fees:13.00 Taxes:1776.00
20170803-0079326

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1251 A McGavock Pike, Nashville, TN 37206

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, has 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 our hands this 1st day of August, 2017

Caywood Builders, LLC

BY: _____
Keith Caywood
Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Keith Caywood**, whom I am personally acquainted and upon his oath acknowledged himself to be the Member of **Caywood Builders, LLC, a Tennessee limited liability company** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **Caywood Builders, LLC, a Tennessee limited liability company.**

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 1st day of August, 2017.

_____
NOTARY

MY COMMISSION EXPIRES: 10.20.19



File Number: MFR-175024SSO