Bill Garrett Davidson County
Batch# 109507 DEEDWARR
06/27/2018 11:16:13 AM 2 pgs
Fees: $13.00 Taxes: $1,335.70
20180627-0061969

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $361,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June 2018.

Notary Public
My commission expires: 9/17/18

ANNETTE BELVEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
John Stephen Burkholder-Travis	USAA Federal Savings Bank	072-07-0-039.00
1420 Kirkland Avenue	9800 Fredericksburg Road	
Nashville, TN 37216	San Antonio, TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buying Houses, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Stephen Burkholder-Travis and Caitlin Emily Burkholder-Travis, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 29 on the Plan of L.A. Warren's Re-subdivision of Block "C", R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the Northerly side of Kirkland Avenue and runs back 150 feet between parallel lines to a rear line which measures 50 feet thereon.

Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, dated February 6, 2018 of record as Instrument No. 20180212-0013764, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1420 Kirkland Avenue, Nashville, TN 37216.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 22nd day of June, 2018.

Buying Houses, LLC, a
Tennessee limited liability company

By: _____
Tara Fager
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Tara Fager, Member of Buying Houses, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Member.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of June, 2018.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 9/5/2021

FILE NO: 2018055857