Karen Y Johnson Davidson County
Batch# 175994 DEEDWARR
12/19/2018 11:25:26 AM 3 pgs
Fees: $18.00 Taxes: $999.00

20181219-0123302

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CO
3310 WEST END AVE
NASHVILLE, TN 37

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Burka and Lauren Burka, husband and wife	Movement Mortgage, LLC (NAME)	161 02 0 072.00
460 Westcrest Drive (ADDRESS)	8024 Calvin Hall Road (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Indian Land, SC 29707 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas R. Fitts, an unmarried man and Lauren Fitts, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd Burka and Lauren Burka, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF MCMURRAY HILLS, OF RECORD IN BOOK 3700, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R. FITTS AND LAUREN FITTS, HUSBAND AND WIFE BY WARRANTY DEED FROM RACHEL ANN USELTON AND JOSHUA R. PROCTOR, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NO. 20170602-0054916, SAID REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 460 Westcrest Drive, Nashville, TN 37211
(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 hand(s) this 17th day of December, 2018.

WARRANTY DEED
(Continued)

Thomas R. Fitts

~~Lauren Fitts~~ wdg

STATE OF VIRGINIA
COUNTY OF ALBEMARLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas R. Fitts, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2018.

Notary Public

My Commission Expires: 02/29/2020

(SEAL)

William D. Groves
Commonwealth of Virginia
Notary Public
Commission No. 7708862
My Commission Expires 02/29/2020

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren Fitts, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2018.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

Thomas R. Fitts

Lauren Fitts

STATE OF VIRGINIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas R. Fitts, an unmarried man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2018.

Notary Public

My Commission Expires:

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lauren Fitts, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2018.

Notary Public

My Commission Expires: 8-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072