Karen Johnson Davidson County
Batch# 395772 DEEDWARR
05/05/2020 01:06:25 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20200505-0046832

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 $170,000.00

Affiant

Subscribed and sworn to before me, this 22 day of April 2020.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information:
Buying Houses, LLC 2000 Mallory Lane 130-315 Franklin, TN 37067	New Owner	106-15-0-040.00

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, **Philip Walker and Allyson Walker, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Buying Houses, LLC, a Tennessee limited liability company,** 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. 1 on the plan of Resubdivision of Lot No. 33, on the Plan of Hill-N-Dale Acres, of record in Book 8250, page 314, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Harold I. Stewart and wife, Helen M. Stewart, Trustees, u/a/d 8/11/98 of the Stewart Joint Revocable Living Trust Agreement by Warranty Deed from William A. Martin and wife, Helen Hasting Martin dated September 5, 2002 of record as Instrument No. 20021105-0135536, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Fred Stewart, Trustee under the Harold F. and Helen M. Stewart Joint Irrevocable Trust dated November 11, 2015 by Quitclaim Deed from Harold Stewart and wife, Helen M. Stewart dated November 11, 2015 of record in Instrument No. 20151214-0125660, Register's Office for Davidson County, Tennessee. Said deed was executed by Harold F. Stewart and Helen M. Stewart as individuals and not as trustees. Thus, being the same property conveyed to Fred Stewart, Trustee or his successor in trust, under the Harold F. and Helen M. Stewart Joint Irrevocable Trust dated November 11, 2015 by Quitclaim Deed from Harold F. Stewart, Trustee of the Stewart Joint Revocable Living Trust Agreement dated August 11, 1998 dated April 17, 2020 of record in Instrument No. 20200505-0046830 _____, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Philip Walker and Allyson Walker, husband and wife, by Quitclaim Deed from Fred Stewart, Trustee or his successor in trust, under the Harold F. and Helen M. Stewart Joint Irrevocable Trust dated November 11, 2015 dated April 18, 2020 of record as Instrument No. _____-_____, Register's Office for Davidson County, Tennessee. 20200505-0046831

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. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 426 Bunkerhill Dr, Nashville, TN 37217.

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 April, 2020.

Philip Walker

Allyson Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip Walker and Allyson Walker,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of April, 2020.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2020036616