WARRANTY DEED

Karen Johnson Davidson County
Batch# 413659 **DEEDWARR**
06/12/2020 07:53:50 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20200612-0060164

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blake Randal Bullard	USAA Federal Savings Bank	05202003100
(NAME)	(NAME)	
644 Yowell Avenue	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Twin Team LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Blake Randal Bullard, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot no. 11 the east 25 feet of Lot No. 10 and the west 37.5 feet of Lot No 12, Block "F" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's office for said County.

Said Lot and part of said Lots adjoin and front together 112.5 feet on the South side of Yowell Avenue and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to The Twin Team, LLC, by deed of record in Instrument NO. 20160720-0074656, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 644 Yowell Avenue, Madison, TN 37115
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-MR20-644

Witness my/our hands this 9th day of June, 2020.

The Twin Team, LLC

By: _____ member
Jeremy Bockman, MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of The Twin team, LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by signing the name of The Twin team, LLC by himself as MEMBER.

WITNESS my hand and seal this 9th day of June, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 14758

