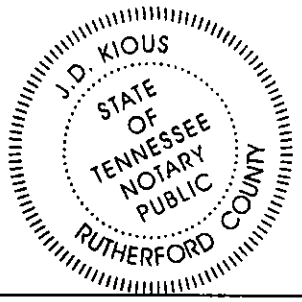
File No. 1104722

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,615.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
503 N. Maple St., Suite A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buying Houses, LLC	SAME	04208007400
(NAME)	(NAME)	
4636 Lebanon Pike # 307		
(ADDRESS)	(ADDRESS)	
Hermitage, Tn 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110033719 DEEDWARR
Recvd: 06/06/11 13:06 2 pgs
Fees:13.00 Taxes:91.08
20110606-0043216

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ernestine Turner, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Buying Houses, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10A on then plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, & 60 Heritage Place, of record in Plat Book 5200, page 628, as amended in Plat Book 6250, page 632, Register's Office of said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ernestine Turner, unmarried, by Quitclaim Deed of record in Instrument No. 200209030105801, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 5200, Page 628, Plat Book 6250, Page 632; Restrictions of record in Book 6148, Page 537; Deed of Conveyance of record in Book 6850, Page 426; Contract of record in Instrument 201105200038884; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☒ property, known as 302 Nesbitt Lane, 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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 2nd day of June, 2011.

Ernestine Turner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernestine Turner, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of June, 2011.

Commission expires: 5/17/2014

Notary Public

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 1104722

RETURN TO:

Lawyers Land & Title Services, LLC
503 North Maple Street, Suite A
Murfreesboro, TN 37130