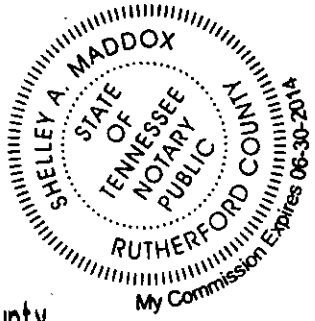
File No. 11090029

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/30/14

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110062179 DEEDWARR
Recvd: 10/05/11 16:18 3 pgs
Fees:18.00 Taxes:19.43
20111005-0077458

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	10613008700
(NAME) 4636 Lebanon Pike #307	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **David Mangrum, Helen Sawyer, Laura Cole, Betty Chaffin, Jerry Wayne Mangrum and Garner Mangrum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do 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 **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, on the plan of Redd Heights, of record in Plat Book 2331, Page 105, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Frances Imogean (Mangrum) Whitlock and husband, James H. Liddle, by Quitclaim Deed of record in Instrument No. 20010912009941. Predeceased by her husband, James H. Liddle, the said Frances Imogean (Mangrum) Whitlock died intestate on October 19, 2010, leaving said property to Helen Sawyer, Laura Cole, Betty Chaffin, Jerry Wayne Mangrum, Garner Mangrum and David Mangrum by Court Order of record in Document No. 10P1892, of the Probate Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 2331, Page 105, of the Register's Office for 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.

Subject property is investment property and is not the principal residence of the Grantors.

This is improved ☐ property, known as 293 Vivelle Ave., Nashville, TN 37210
(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 we do covenant with the said GRANTEE 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 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 our hands this 30th day of September, 2011.

David Mangrum

Helen Sawyer

Laura Cole

Betty Chaffin

Jerry Wayne Mangrum

Garner Mangrum

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Mangrum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 4th day of October, 2011.

Commission expires: COMMISSION EXPIRES 12-23-2014

Notary Public

HELEN JONES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Sawyer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, the within named bargainor, and that she being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 30th day of September, 2011.

Commission expires: 05/08/2012

Notary Public

KARINA HAYDEE PENA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Laura Cole, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, the within named bargainor, and that she being authorized to do so, executed the foregoing instrument for the purpose therein contained.

MARGARET A. DONOVAN NOTARY PUBLIC TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 7, 2014

5th October nd

Witness my hand at office this ~~30th~~ day of September, 2011.

Commission expires: July 7 2014

Notary Public

MARGARET A. DONOVAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 7, 2014

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Chaffin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, the within named bargainor, and that she being authorized to do so, executed the foregoing instrument for the purpose therein contained.

5th October

Witness my hand at office this ~~30th~~ day of September, 2011.

Commission expires: 10.2.13

LOU ANNE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Wayne Mangrum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 30th day of September, 2011.

Commission expires: 8-25-2013

MELISSA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garner Mangrum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, the within named bargainor, and that he/she being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 30th day of September, 2011.

Commission expires: 8-25-2013

MELISSA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

File Number: 11090029

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