File No. 11090030

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110062179 DEEDWARR
Recvd: 10/05/11 16:18 2 pgs
Fees:13.00 Taxes:69.56

20111005-0077459

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Ryan Derek Arnett	SAME	10613008700
(NAME) 2015 Hutton Dr	(NAME)	
(ADDRESS) Nashville, TN 37210	(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, **Buying Houses, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Ryan Derek Arnett, married**, hereinafter called the GRANTEE, his 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 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 Buying Houses, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20111005 0077458, of the Register's 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.

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, his heirs and assigns forever; and GRANTOR covenants with the said GRANTEE that it is 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; and GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever

defend the title to the said land to the said GRANTEE, his 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 its hand this 5th day of October, 2011.

BUYING HOUSES, LLC

By:_____
Corey Fager, Member

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 Corey Fager, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged himself to be the Member of Buying Houses, LLC, the within named bargainor, a Tennessee limited liability company, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 5th day of October, 2011.

Commission expires: 3/10/14

RYAN COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

File Number: 11090030

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