File No. 1103680

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110072635 DEEDWARR
Recvd: 11/17/11 09:31 2 pgs
Fees:13.00 Taxes:153.24
20111117-0089793

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,416.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: Feb 3, 2015

(AFFIX SEAL)

BARBARA L. REDMOND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
Commission Expires: Feb. 3, 2015

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	16208006300
(NAME)	(NAME)	
4636 Lebanon Pike #307	4636 Lebanon Pk #207 Hermitage, TN 37076	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Calleen Maurice 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 **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 A Resubdivision of Lane Estates, of record in Plat Book 4860, Page 65, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Calleen Maurice Turner by Quitclaim Deed of record in Instrument No. 201009160073928, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 4860, Page 65 and Restrictions of record in Book 4737, Page 803, 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 X property, known as 34 Tusculum Rd., Antioch, TN 37013

(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 11th day of November, 2011.

Calleen Maurice Turner

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 Calleen Maurice 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 he executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of November, 2011.

Commission expires: Feb 3, 2015

BARBARA L. REDMOND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: Feb. 3, 2015

Notary Public

File Number: 1103680

RETURN TO:

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