File No. 11110113

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077937 DEEDWARR
Recvd: 12/09/11 10:36 2 pgs
Fees:13.00 Taxes:351.50
20111209-0096136

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Alachua

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LOIS S. MARINO
MY COMMISSION #DD 941985
EXPIRES: December 6, 2013
Bonded Thru Notary Public Underwriters

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	07215024700
(NAME) Buying Houses, LLC ↔	(NAME) 4636 Lebanon Pk #307 Hermitage, TN 37076	
(ADDRESS)	(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, **Kyle Barber, 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 Lot No. 23 on the Map of Estes Subdivision, of record in Book 843, page 39, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kyle Barber, unmarried, by Warranty Deed dated 07/19/2007 and filed for record on 07/27/2007 in Instrument No. 200707270089568, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 843, Page 39; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book 4116, Page 592; Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book 4281, Page 277; 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 1522 Riverside Dr., Nashville, TN 37206
(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 25th day of November, 2011.

Kyle Barber

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 Kyle Barber, 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 25th day of November, 2011.

Commission expires: 1/6/15

Notary Public

File Number: 11110113

RETURN TO:

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