Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $21,500.00

Affiant

Subscribed and sworn to before me, this 8 day of December 2011.

Notary Public
My commission expires: 10-20-2013

BILL GARRETT, Davidson County
Trans:T20110082760 DEEDWARR
Recvd: 12/30/11 11:09 2 pgs
Fees:13.00 Taxes:79.55
20111230-0102192

JUDY MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Buying Houses, LLC 1417 Montgomery Avenue Nashville, TN 37207	New Owner 4636 Lebanon Pike, Apt 307 Hermitage, TN 37076	071-16-113

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Sales and wife, Patricia Sales,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Buying Houses, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and a small triangle out of the northwest corner of Lot No. 13, on the plan of T. I. Ward's Resubdivision of certain lots in Williams and Hayes Belleview Plan of record in Book 974, page 48, Register's Office for said county, said triangular part of Lot No. 13 having a base of 0.8 feet on Montgomery Street.

Said Lot No. 12 and said part of Lot No. 13 adjoin and front together 50.8 feet on the easterly side of Montgomery Street and runs back between lines along the south margin of Blue Ridge Drive, formerly Peachtree Street, 200 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Phillip R. Sales and wife Patricia Sales by deed from Grand Canon Properties, LLC, a Tennessee Limited Company of record in Instrument 200211150141939, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1417 Montgomery Avenue, Nashville, TN 37207

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their 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 my hand this the 8th day of December, 2011.

Phillip Sales

Patricia Sales

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 **Phillip Sales and Patricia Sales,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 8th day of December, 2011.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2011121904