File No. 11110113A

# WARRANTY DEED

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,400.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-18-2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120000517 DEEDWARR
Recvd: 01/04/12 09:24 2 pgs
Fees:13.00 Taxes:430.68
20120104-0000630

**THIS INSTRUMENT WAS PREPARED BY**
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 N. Walnut St.
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William R. Swart | PrimeLending, a PlainsCapital Company ISAOA | 07215024700 |
| (NAME) 1522 Riverside Drive | (NAME) 18111 Preston Rd., Ste. 900 | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Dallas, TX 75252 | |
| (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 **William R. Swart, unmarried**, 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 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 Buying Houses, LLC, a Tennessee limited liability company, by Warranty Deed dated 11/25/2011 and filed for record on 12/09/2011 in Instrument No. 201112090096136, 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; all 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 1522 Riverside Drive, 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, 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 30th day of December, 2011.

BUYING HOUSES, LLC

By: _____
Corey Fager, Member

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 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 30th day of December, 2011.

Commission expires: 3-18-2015

_____
Notary Public

**File Number: 11110113A**

**RETURN TO:**
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

