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 $211,422.00

Affiant

Subscribed and sworn to before me this 13th day of April

Notary Public
My commission expires: 3.21.2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20120030479 DEEDWARR
Recvd: 04/26/12 09:10 2 pgs
Fees: 13.00 Taxes: 782.26
20120426-0035645

Address of New Owner:	Send Tax Bills to:	Tax Information
Buying Houses, LLC 813 Russleo Drive Nashville, TN 37209	Buying Houses, LLC 4636 Lebanon Pike #307 Hermitage, TN 37076	102-8-100

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, **James R. Moore and wife, Gail A. Moore,** 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), its 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.279 on the Plan of Horton Heights Section G of record in Book 2133, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Moore, unmarried by Deed from Nelle D. Stewart, unmarried of record in Book 10183, Page 21, Register's Office for Davidson County, Tennessee, dated August 29, 1996.

Being the same property conveyed to James R. Moore and wife, Gail A. Moore by Quitclaim Deed from James R. Moore of record in Instrument Number 20070417-0045893, Register's Office for Davidson County, Tennessee, dated April 10, 2007.

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 813 Russleo Drive, Nashville, TN 37209

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 13th day of April, 2012.

James R. Moore

Gail A. Moore

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 **James R. Moore and Gail A. Moore,** 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 13th day of April, 2012.

Notary Public

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires: 3.21.2016

FILE NO: 2011121917