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 $256,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2012

Notary Public
My commission expires: 3.21.2016

KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20120053782 DEEDWARR
Recvd: 07/23/12 10:05 2 pgs
Fees:13.00 Taxes:947.20
20120723-0064340

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Brian Butler | Fifth Third Mortgage | 102-08-0-100.00 |
| 813 Russleo Drive | 5050 Kingsley Drive | |
| Nashville, TN 37209 | Cincinnati, OH 45263 | |

## 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, **Buying Houses, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brian Butler, unmarried,** 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. 279 on the Plan of Horton Heights Section "G" of record in Plat Book 2133, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 279 fronts 102 feet on the South side of Russleo Drive and runs back between line 336.6 feet on the East line and 291 feet on the West line to a dead line in the rear measuring 185 feet thereon.

Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company, by deed from James R. Moore and wife, Gail A. Moore of record at Instrument No. 20120426-0035645, Register's Office for Davidson County, Tennessee, dated April 13, 2011.

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 July, 2012.

Buying Houses, LLC

By: _____
Its: Authorized Representative

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 Trey Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Authorized Representative for Buying Houses, LLC and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Authorized Representative for Buying Houses, LLC.

Witness my hand and official seal at Franklin, Tennessee, this the 13th day of July, 2012.

_____
Notary Public

My Commission expires: 3.21.2016

KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012052075