This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 2758-47

ADDRESS NEW OWNER:
Jeff Garrett
3600 Lipton Place
Antioch, Tennessee 37013

BILL GARRETT, Davidson County
Trans:T20130023950 DEEDWARR
Recvd: 03/25/13 09:58 2 pgs
Fees:13.00 Taxes:373.70
20130325-0028981

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions MTG.
2050 Pkwy Office Circle
Birmingham, AL 35244

MAP **15014007500**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Buyers Solutions, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeff Garrett**, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of the Lake Towne Park, Section 6, of record in Plat Book 6900, page 832, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tennessee Buyers Solutions, LLC by deed from Carolyn Clay f/k/a Carolyn S. Sherrell dated December 5, 2008, of record in Instrument No. 20081216-0120308, Register's Office for Davidson County, Tennessee.

This is improved property known as 3600 Lipton Place, Antioch, Tennessee 37013. Possession is to be given on March 20, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 does covenant 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, 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.

WITNESS our hands this the 20th day of March, 2013.

Tennessee Buyers Solutions, LLC

Reed Working, Chief Manager

By: Reed Working, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Reed Working** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager of Tennessee Buyers Solutions, LLC,** the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 20th day of March, 2013.

J.C. Ross

NOTARY PUBLIC

My Commission Expires: 3.17.16

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$101,000.00**.

AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2013.

NOTARY PUBLIC

My Commission Expires:

DAVID R.A. ROETGER TENNESSEE NOTARY PUBLIC My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON