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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 $150,000.00

Affiant

Subscribed and sworn to before me, this 31ST day of MAY 2013.

Notary Public

My commission expires: 6-25-14

HENRY E. RAGLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130048307 DEEDWARR
Recvd: 06/10/13 14:30 2 pgs
Fees:13.00 Taxes:555.00
20130610-0058814

Address of New Owner:	Send Tax Bills to:	Tax Information
Buying Houses, LLC 103 Lafayette Court Nashville, TN 37205	NEW OWNER	13002000300

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, **Patrick D. Birmingham and wife, Catherine C. Birmingham,** 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:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 3 and 4 in Block A, on the Plan of Court of Belle Meade, a plan of which is of record in Book 547, page 141, Register's Office for Davidson County, Tennessee.

Said Lots No. 3 and 4 front together 60 feet on the easterly side of Lafayette Court and runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed unto Patrick D. Birmingham and wife, Catherine C. Birmingham by Quitclaim Deed from Russell T. Birmingham, Jr. individually and as Executor of the Estate of Scott P. Birmingham dated April 25, 2002, recorded April 30, 2002, in Instrument No. 200204300052625, of the Register's Office for Davidson County, Tennessee. Also being the same property conveyed unto Scott P. Birmingham unmarried, by Warranty Deed from Marianne B. Schroer, married, dated December 2 1, 1988, recorded December 22, 1988, in Book 7734, Page 907, of the Register's Office for Davidson County, Tennessee . The said Scott P. Birmingham having died November 13, 2001, appointing Russell T. Birmingham, Jr., as the Executor of the Estate, as evidenced by Last Will and Testament recorded December 5, 2001, in Will Book 2816, Page 517051, Docket No. O1P- 1879, of the Probate Court 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 103 Lafayette Court, Nashville, TN 37205

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 31st day of May, 2013.

Patrick D. Birmingham

Catherine C. Birmingham

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 **Patrick D. Birmingham and Catherine C. Birmingham,** 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 Brentwood, Tennessee, this the 31st day of May, 2013.

Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2013052546