BILL GARRETT, Davidson County
Trans:T20140011142 DEEDWARR
Recvd: 02/18/14 10:07 2 pgs
Fees:13.00 Taxes:1461.13

20140218-0013614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $394,900.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 2014.

Notary Public

My commission expires: 10/18/2016

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon E. Bass	Bank of America, N.A.	**Map\Parcel: 102-08-0-100.00**
813 Russleo Drive	c/o PHH Mortgage 1 Mortgage Way	
Nashville, TN 37209	Mount Laurel, NJ 08054	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian Butler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon E. Bass, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 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 Brian Butler, unmarried by Warranty Deed from Buying Houses, LLC, a Tennessee limited liability company of record at Instrument No. 20120723-0064340, Register's Office for Davidson County, Tennessee, dated July 13, 2012 and recorded on July 23, 2012.Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company by Warranty 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, 2012 and recorded on April 26, 2012.Being the same property conveyed to James R. Moore and wife, Gail A. Moore by Quitclaim Deed from James R. Moore of record at Instrument No. 20070417-0045893, Register's Office for Davidson County, Tennessee, dated April 10, 2007 and recorded on April 17, 2007.

813 Russleo Drive, Nashville TN 37209

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 13th day of February, 2014.

Brian Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Brian Butler the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2014.

Notary Public

My Commission Expires: 12/11/16

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

File #: **414002MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027