WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023211 DEEDWARR
Recvd: 04/07/14 10:27 3 pgs
Fees:18.00 Taxes:141.71
20140407-0028634

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buying Houses, LLC	Buying Houses, LLC	071-12-0-067.00
(NAME)	(NAME)	
4636 Lebanon Pike #307	4636 Lebanon Pike #307	
Hermitage TN 37076	(ADDRESS) Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, We, Sheila L. Massey, Doyle E. Massey, Tonya Gatwood, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buying Houses, LLC, 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. 34 on the map of Joywood, as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee

SAID Lot No. 34 fronts 50 feet on the westerly side of Jones Avenue and runs back between parallel lines 148 feet to a dead line.

BEING the same property conveyed to E. C. Puckett and wife, Mary Talley Puckett by Warranty Deed from C. M. Oglesby and wife, Clara Bertha Oglesby dated 8/30/38 and recorded 9/1/38 in Book 1088, Page 262, Register's Office for Davidson County, Tennessee. The said E. C. Puckett is reported to have predeceased Mary Talley Puckett (aka Mary T. Puckett), and Mary T. Puckett has since died testate on 7/1/97. Per Order Admitting Will to Probate Without Administration recorded 3/15/99 in Book 11385, Page 269 and Last Will and Testament of Mary T. Puckett recorded 3/15/99 in Book 11385, Page 271, said Register's Office, subject property was devised to Louise Burton. (Said Order and Will are also filed in Davidson County Probate Office in Docket #99P-244/Will Book 226, Page 262). The said Louise Burton (aka Louise I. Burton) died testate on 9/23/06. Per Last Will and Testament, subject property was devised to Sheila L. Massey. ***Note*** Order to Admit Will to Probate for Muniment of Title, Docket #14P-269 filed 3/5/14 in Seventh Circuit Court for Davidson County, Tennessee. The Probate case was opened and closed with the filing of said Order. Doyle E. Massey and Tanya Gatwood are joining in this conveyance to convey any interest they may have as the heirs of Doyle E. Massey reference heirship affidavit recorded simultaneously herewith in instrument #20140407-0028633

Subject to all matters as shown on Plan of Joywood of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all other matters shown on plat of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1600 Jones Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 3rd day of April, 2014.

Sheila L. Massey

Sheila L. Massey

Doyle E. Massey

Tonya Gatwood

Tonya Gatwood

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 Sheila L. Massey and Tonya Gatwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of April, 2014.

Commission expires: 7.30.17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public

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 Doyle E. Massey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 2nd day of April, 2014.

Commission expires:

Notary Public

Witness my hand this 3rd day of April, 2014.

Sheila L. Massey

Doyle E. Massey

Tonya Gatwood

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 Sheila L. Massey and Tonya Gatwood, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of April, 2014.

Commission expires: 08-21-17

Notary Public

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 Doyle E. Massey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 3rd day of April, 2014.

Commission expires: 08-21-17

Notary Public

KATHEY BEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY