WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023211 DEEDWARR
Recvd: 04/07/14 10:27 2 pgs
Fees:13.00 Taxes:216.45
20140407-0028635

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Affiant

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

Notary Public

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

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

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
Williams Capital Investments, LLC	Williams Capital Investments, LLC	07112006700
(NAME) 2568 Salem Road	2568 Salem Road	
(ADDRESS) Montevallo, AL 35115	(ADDRESS) Montevallo, AL 35115	
(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, Buying Houses, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Williams Capital Investments, 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 Buying Houses, LLC by Warranty Deed from Sheila L. Massey, Doyle E. Massey and Tanya Gatwood dated 4-3-14 and recorded _____ in Instrument Number 20140407-0028634 Register's office for Davidson County, Tennessee. Property previously conveyed to Sheila L. Massey by Last Will and Testament of Louise Burton (aka Louise I. Burton) who died testate on 9/23/06. 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.

All matters as shown on Plan of Joywood 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 37027

(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.

Buying Houses, LLC

By:

Its: Corey Fager Managing member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Corey Fager with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing member of Buying Houses, LLC and that he as such of managing member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd 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