Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Buying Houses, LLC 4636 Lebanon Pike #307 Hermitage, TN 37076-1316	New Owner	07408014900

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, **Sandra Nichols and Dana Rowland and Tammy Akers,** 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:

Land in Davidson County, Tennessee, being Lot No. 734 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 734 fronts 77.92 feet on the southerly side of Bonnahurst Drive and extends back between lines, 190.2 feet on the westerly line and 123.2 feet on the easterly line, to a rear line of 96.2 feet.

Being the same property conveyed to Curtis D. Rowland and wife, Mae R. Rowland by Deed from John H. Demerich, Jr., and wife, Billie Jean Demerich, recorded on August 26, 1974 in Book 4846, Page 733, Register's Office for Davidson County, Tennessee.

The said Curtis Daniel Rowland having died on August 3, 2009 in Rutherford County, Tennessee, leaving his surviving spouse, Mae Rob Rowland, as tenant by the entirety. The said Mae Rob Rowland having died on November 23, 2011, appointing her son, Dana Rowland, daughter, Sandra Nichols and daughter, Tammy Rowland n/k/a Tammy Akers, Executors of her Estate by Last Will and Testament, (not probated) and by Affidavit of Heirship recorded simultaneously herewith on 8-1 - 2014, and of record in Instrument Number ★ 20140801-0069181 Davidson County, Tennessee, Dana Rowland, Sandra Nichols and Tammy Rowland n/k/a Tammy Akers, testify that they are the heirs of the Mae Rob Rowland Estate.

★ and 20140801-0069182 and 20140801-0069183

This property is improved property known as **341 Bonnahurst Drive, Hermitage, TN, 37076**

This conveyance is subject to: all matters appearing of record in Plat Map Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140056197 DEEDWARR
Recvd: 08/01/14 14:08 2 pgs
Fees:13.00 Taxes:222.00
20140801-0069184

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 23rd day of July, 2014.

Sandra Nichols

Dana Rowland

Tammy Akers

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 **Sandra Nichols and Dana Rowland, and Tammy Akers** 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 this 23rd day of July, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014063108