PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140081733 DEEDWARR
Recvd: 10/30/14 08:43 2 pgs
Fees:13.00 Taxes:534.65
20141030-0100031

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(_____) Title No: 56852
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keith Bagley Undra Bagley 708 Yoest Circle Antioch, TN 37013	Keith and Undra Bagley 708 Yoest Circle Antioch, TN 37013

TAX MAP-PARCEL NUMBERS: 16207022000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$144,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Buffalo Holdings Tennessee, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith Bagley and wife, Undra Bagley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Whittemore Valley, Section 5, of record in Book 6250, Page 904, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Buffalo Holdings Tennessee, LLC, by Warranty Deed from DeCarlos Blackshear, dated November 1, 2013, recorded November 21, 2013 in Instrument No. 20131121-0120121, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 904, Register's Office for said County, to which plan reference is hereby made for a more complete description; Restrictions of record in Book 6243, Page 80, said Register's Office.

This is improved property, known as: 708 Yoest Circle, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of October, 2014.

Buffalo Holdings Tennessee, LLC

By: ~~Ben Ballinger~~ John Akers, Managing Member

Title:

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared ~~Ben Ballinger~~ John Akers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Managing Member (or other officer authorized to execute this instrument) of **Buffalo Holdings Tennessee, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Tennessee this the 10th day of October, 2014.

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE

County of Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $144,500.00

Affiant

Sworn and subscribed before me this the 20th day of October, 2014.

Notary Public

My Commission Expires: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY