BILL GARRETT, Davidson County
Trans: T20150051782 DEEDWARR
Recvd: 06/29/15 09:48 2 pgs
Fees: 13.00 Taxes: 225.70

20150629-0062049

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 $61,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2015

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 802 Bryan Street Old Hickory, TN 37138	New Owner	044-15-0-005.00

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, **Trey Cain Trustee of The 802 Bryan Street Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Buying Houses, LLC,** 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(s) 112, as shown on the map entitled Village of Old Hickory, Section D, of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JIM H. MCDOUGAL AND MAY B. MCDOUGAL, HIS WIFE, by deed from E. I. DU POT DE NEMOURS AND COMPANY, of record in Book 1757, page 80, dated August 15, 1949, said Register's Office. Being further conveyed to MAY BLANCHE JONES MCDOUGAL, by Divorce Decree of record in Book 3027, page 420, dated February 4, 1960, said Register's Office. MAY BLANCHE JONES MCDOUGAL further conveyed her interest to JUDY BARNES AND JOYCE WEST, AS TENANTS IN COMMON, by Quitclaim Deed of record in Book 6595, page 947, date July 1, 1985, said Register's Office. The said Joyce West having since died intestate leaving May Blanche Jones McDougal her only surviving heir at law. MAY BLANCHE JONES MCDOUGAL further conveyed her interest to JUDY M. BARNES by Quitclaim Deed of record in Book 10694, page 135, dated November 21, 1997, said Register's Office. Being the same property further conveyed to Trey Cain Trustee of the 802 Bryan Street Trust by Deed from Judy Barnes dated June 24th, 2015 and filed for record in Inst. No. 20150629-0062048 Register's Office of Davidson County, Tennessee.

This property is improved property known as 802 Bryan Street, Old Hickory, TN, 37138

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 the 24th day of June, 2015.

The 802 Bryan Street Trust

By: _____
Trey Cain
Its: Trustee

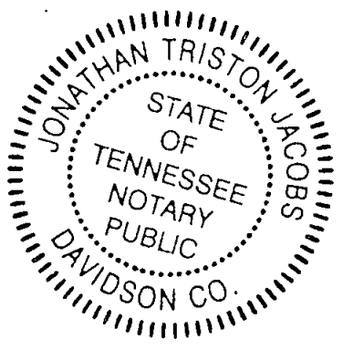
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain, Trustee of The 802 Bryan Street Trust** 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 as Trustee.

Witness my hand and official seal at Franklin, Tennessee, this the 24th day of June, 2015.

_____
Notary Public

My Commission expires: 3-8-16



FILE NO: 2015063706