(2)

BILL GARRETT, Davidson County
Trans:T20160017115 DEEDWARR
Recvd: 03/02/16 10:28 2 pgs
Fees:13.00 Taxes:1246.90
20160302-0019839

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 $337,000.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2016.

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
Cara Shea Berkeley 1918 Valley Park Drive Nashville, TN 37216-4114	New Owner	072-16-0-060.00

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, **Buying Houses, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cara Shea Berkeley, unmarried,** 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. 28 on the Plan of Section Two Burchwood Gardens of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Buying Houses, LLC, a Tennessee Limited Liability Company by Warranty deed from Trey Cain Trustee of The 1918 Valley Park Drive Trust of record in Instrument No. 20151112-0114814 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on November 12, 2015.

This property is improved property known as **1918 Valley Park Drive, Nashville, TN, 37216-4114.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 2900, Page 66; (2) Restrictions of record in Book 3000, Page 528, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee,

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 29th day of February, 2016.

Buying Houses, LLC, a
Tennessee limited liability company

By: _____
Corey Fager
Its: Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Corey Fager, Sole Member and Manager of Buying Houses LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member and Manager.**

Witness my hand and official seal at this the 29th day of February, 2016.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2016024210

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.