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 $73,000.00

Affiant

Subscribed and sworn to before me, this 6th day of April, 2016

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Buying Houses, LLC<br>1208 Ainlay Drive<br>Nashville, TN 37217 | New Owner | 107-13-0-068.00 |

## 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, **The Ainlay Drive Trust, Trey Cain Trustee,** 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), its successors 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) 316, as shown on the map entitled Map of Miro Meadows, Second Addition, of record in Book 1424, page 112, 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 MARY MARGARET PRICE, by deed from A. T. LEVINE, JR., of record in Book 3862, page 477 , dated November 20, 1964, said Register's Office. The said Mary Margaret Price died intestate on or about May 4, 1988, leaving Patricia Osburne Bonds only heir at law of Mary Margaret Price. For further reference see Affidavit of Heirship of record in Instrument No. 20160316-0024893 and Instrument No. 20160316-0024894. Patricia Osburne Bonds having since died testate on or about February 23, 2015 pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P480 devised subject property to Theodore D. White.

Being the same property conveyed to THE 1208 AINLAY DRIVE TRUST, by deed from THEODORE D. WHITE, of record in Instrument No. 20160316-0024895, dated March 11, 2016, said Register's Office.

This property is improved property known as 1208 Ainlay Drive, Nashville, TN, 37217

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.

BILL GARRETT, Davidson County
Trans:T20160030788 DEEDWARR
Recvd: 04/15/16 11:17 2 pgs
Fees:13.00 Taxes:270.10
20160415-0036306

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 6th day of April, 2016.

The Ainlay Drive 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 Ainlay Drive 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 6th day of April, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016044323

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON