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 $115,500.00

Affiant

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

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160059453 DEEDWARR
Recvd: 07/12/16 12:04 2 pgs
Fees: 13.00 Taxes: 427.35
20160712-0071278

Address of New Owner:	Send Tax Bills to:	Tax Information
Buying Houses, LLC 3112 Crosswood Drive Nashville, TN 37214-3305	New Owner	096-10-0-026.00

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, **Phillip R. Williams,** 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. 504 on the Plan of Cloverhill, Section No. VIII of record in Plat Book 2331, Page (s) 10 and 11. in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the North margin of Crosswood Drive, at the corner of Lots 503 and 504;
thence with the line between said lots, Northerly 140 feet to the corner of Lot No. 505; thence with the line between Lots 504 and 505, Easterly 127.5 feet to West margin of Crosswood Court; thence with the margin of the same, Southerly 100 feet to the beginning of a curve; thence along said curve, Southwesterly 31.42 feet to the North margin of Crosswood Drive; thence with the margin of the same, Westerly 130 feet to the point of beginning.

Being the same property conveyed to Phillip R. Williams by Warranty deed from Vernice M. Bryan of record in Instrument No. 20050613-0067061 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 13, 2005. (Value of consideration shown in aforementioned deed $95,000.00.) Being also known as 3112 Crosswood Drive Nashville, Tennessee 372143305.

This property is improved property known as 3112 Crosswood Drive, Nashville, TN, 37214-3305

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 June, 2016.

Phillip R. Williams

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 **Phillip R. Williams** 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 Franklin, Tennessee, this the 29th day of June, 2016.

Erin Kirouac
Notary Public

My Commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016064539