398

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 $185,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2016

Notary Public
My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160077462 DEEDWARR
Recvd: 09/02/16 15:56 2 pgs
Fees:13.00 Taxes:684.50
20160902-0092919

Address of New Owner:	Send Tax Bills to:	Tax Information
Lauren Barbieri	~~New Owner~~ F & M Bank	096-10-0-026.00
3112 Crosswood Drive	50 Franklin St., Clarksville, TN 37040	
Nashville, TN 37214-3305		

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 **Lauren Barbieri, a single woman,** 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 Buying Houses, LLC, a Tennessee Limited Liability Company by Warranty deed from Phillip R. Williams of record in Instrument No. 20160712-0071278 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 12, 2016.

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

This conveyance is subject to the following; (1) Taxes for the year 2016, a lien not yet due and payable: (2) Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 10 and 11; (3) Restrictions of record in Book 2334, Page 307, 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; (4) Water Main of record in Book 2338, Page 577; (5) Easement of record in Book 6255, Page 425; 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 24th day of August, 2016.

Buying Houses, LLC, a
Tennessee limited liability company

By: _____

Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Corey Jager, Member, **for 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 Member.

Witness my hand and official seal at this the 24h day of August, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016084708

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON