BILL GARRETT, Davidson County
Trans:T20160102145 DEEDWARR
Recvd: 11/18/16 10:29 2 pgs
Fees:13.00 Taxes:526.31
20161118-0121769

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 $142,245.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 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>106 Stirton Rd<br>Nashville, TN 37210-5120 | New Owner | 119-03-0-039.00 |

## 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, **Vickie Ruth Warren,** 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. 10 on the Plan of Crescent Heights of record in Plat Book 2331, Page 106, 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 Jerome Roy Perry and wife, Mattie D. Perry by warranty deed from Carl Batson, Inc. of record in Book 2539, page 443, Register's Office for Davidson County, Tennessee, dated 05/12/1956 and recorded on 05/22/1956. (Value or consideration shown in aforementioned deed $(not stated).) The said Jerome Roy Perry died June 16, 2013, leaving his wife, Mattie D. Perry, surviving, as tenant by the entirety. The said Mattie D. Perry died July 23, 2016.

The Decedent, Mattie D. Perry had three children, either born to or adopted by her, consisting of Danny Roy Perry, who died unmarried, on March 18, 2013, having no children, born to or adopted by him; Deborah Perry Henley, unmarried, having died on March 15, 2016, survived by one son, Joseph Henley, Sr., and Vickie Ruth Warren, who is still living. For further evidence see Affidavit of Heirship recorded on October 18, 2016 in Instrument Number 20161018-0110183, Register's Office for Davidson County, Tennessee. Joseph Henley, Sr., having conveyed his interest in the property described herein to Vickie Ruth Warren, by Quitclaim Deed recorded on October 18, 2016 in Instrument Number 20161018-0110184, Register's Office for Davidson County, Tennessee.

This property is improved property known as **106 Stirton Rd, Nashville, TN, 37210-5120.**

**This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.**

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 2331, Page 106; Restrictions of record in Book 2495, Page 513, in the Register's Office for Davidson County, Tennessee, 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.

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 10th day of November, 2016.

Vickie Ruth Warren

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 **Vickie Ruth Warren** 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 this the 10th day of November, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016084707

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON