BILL GARRETT, Davidson County
Trans:T20160106080 DEEDWARR
Recvd: 12/02/16 10:42 2 pgs
Fees:13.00 Taxes:1254.30

20161202-0126546

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 $339,000.00

Affiant

Subscribed and sworn to before me, this 23rd 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
Kevin Walker	NEW OWNER	161-02-0-056.00
469 Westcrest Drive		
Nashville, TN 37211-5724		

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 **Kevin Walker and Sharon Walker,** 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. 52 on the Plan of McMurray Hills, of record in Plat Book 3700, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 52 fronts 75 feet on the Southerly side of Westcrest Drive and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Buying Houses, LLC by Warranty deed from Kathy Diane Polon, Kevin Presley Sanders, Janet Eva Koenig and Gregory Alan Sanders, devisees under the Last Will and Testament of Margaret Rosetta Sanders (Frederic S. Koenig, as Executor of the Estate of Margaret R. Sanders, joined in this conveyance for the purpose of quitclaiming to the Grantee any interest in the subject property that the Estate may have had) of record in Instrument No. 20160621-0062920 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 21, 2016.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **469 Westcrest Drive, Nashville, TN 37211-5724.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 3700, Page 5; (2) Restrictions of record in Book 3882, Page 846, 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 23rd day of November, 2016.

Buying Houses, LLC

By: _____
Corey Fager
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of November, 2016.

_____
Notary Public

My Commission expires: 9.19.18

FILE NO: 2016104852

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON