BILL GARRETT, Davidson County
Trans:T20170012627 DEEDWARR
Recvd: 02/10/17 14:24 2 pgs
Fees:13.00 Taxes:536.50
20170210-0014350

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 $145,000.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2017.

Notary Public
My commission expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Natalie Fletcher	Primary Residential Mortgage	108-12-0-013.00
3224 Lakeford Drive	1480 North 2200 West	
Nashville, TN 37214	Salt Lake City, UT 84116	

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 **Natalie Fletcher, an unmarried 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. 33-A on the Plan of Zone Lot Division Lots 33, 34, 59, 60, Section 3 of East Lake Subdivision, of record in Plat Book 5200, Page 342 and revised in Plat Book 5200, Page 678, 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 Buying Houses, LLC, a Tennessee limited liability company, from Jessica Luchini, unmarried, by Warranty Deed and recorded on October 26, 2016 of record Instrument Number 20161026-0113144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Luchini, unmarried, by Warranty Deed and recorded on March 13, 2014 of record Instrument Number 20140313-0021162, Register's Office for Davidson County, Tennessee.

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 conveyance is made subject to the following: 1) All matters appearing on the Plan of record in Plat Book 5200, Page 342, as amended in Plat Book 5200, Page 678; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 6005, Page 147 and Book 6079, Page 648, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as **3224 Lakeford Drive, Nashville, TN 37214.**

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 7th day of February, 2017.

Buying Houses, LLC, a
Tennessee limited liability company

By: _____
Corey Fager
Its: Sole Manager and Member

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 **Buying Houses, LLC, a Tennessee limited liability company,** 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 Brentwood, Tennessee, this the 7th day of February, 2017.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017014984