Davidson County DEEDWARR
Recvd: 04/25/17 14:13 3 pgs
Fees:18.00 Taxes:351.69
20170425-0040564

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 $95,051.98

Affiant

Subscribed and sworn to before me, this 10th day of April, 2017

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Buying Houses, LLC 209 Brenda Circle Antioch, TN 37013	New Owner	148-14-0-163.00

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, **Wanda Jones,** 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 Trustee of the 209 Brenda Circle Trust,** 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. 13 on the Plat of Haywood Forest Section 2, of record in Plat Book 5200, Page 197 and revised in Book 5200, Page 225, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 24.79 feet on the easterly margin of Brenda Circle and extends back 95.02 feet on the northerly line and 138.22 feet on the southerly line to a line on the rear which is a broken line, on which it measures 133.91 feet.

Being the same property conveyed to Wanda L. Jones, an unmarried person, by Warranty Deed from Cathy L. Myatt dated June 16, 1999 of record in Book 11534, Page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cathy L. Myatt by Warranty Deed from Freddie J. Mullins and wife, Patricia G. Mullins dated April 18, 1996 of record in Book 10024, Page 281, Register's Office for Davidson County, Tennessee.

Being also known as 209 Brenda Circle, Antioch, Tennessee 37013.

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 209 Brenda Circle, Antioch, TN 37013

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 April, 2017.

Wanda Jones

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 **Wanda Jones,** 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 10th day of April, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017035127

True Copy Certification

I, Jonathan Triston Jacobs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON