G30308-4
Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 32211 **DEEDWARR**
12/01/2017 09:45:27 AM 2 pgs
Fees: $13.00 Taxes: $314.50

20171201-0122624

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2017.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
TheHouseBuyinGuys, LLC	**Brandon Cobb**	**133-01-0-022.00**
503 Drake Avenue	**214 Old Hickory Blvd.**	
Nashville, TN 37211	**Unit No. 93** **Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carolyn F. Honea, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TheHouseBuyinGuys, LLC, a Colorado limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 15 on the plan of Wm. Coleman's Subdivision, of the west part of the Radnor College Land as of record in Plat Book 547, Page 181, said Register's Office for Davidson County, Tennessee.

BEING the same property conveyed Dorsey B. Greer and wife, Arris V. Greer by Deed dated August 16, 1940, from B. S. Greer and wife, E. M. Greer of record in Book 1198, Page 100, said Register's Office. Dorsey B. Greer died on 4/28/1985, and property vested In Arris V. Greer, as surviving tenant by the entirety. The said Arris V. Greer, unmarried quitclaimed her interest in said property to Carolyn F. Honea by Quitclaim Deed dated 12/1/1997, of record in Book 10735, Page 851, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 547, Page 181, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

This is improved property, known as **503 Drake Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this **30th** day of **November, 2017.**

Carolyn F. Honea

Carolyn F. Honea

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carolyn F. Honea,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2017.**

Notary Public

My Commission Expires: 11/9/21

