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 $73,000.00

Affiant

Subscribed and sworn to before me, this 19th day of January, 2018

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
HouseBuyinGuys, LLC 329 Neelys Bend Road Madison, TN 37115	Same	052-01-0-102.00

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, **Myrtle Geneva Akin,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **HouseBuyinGuys, LLC,** 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:

Being Lot No. 18 of Block "A" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the Northerly side of Neelys Bend Road and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Reba Joyce Eidson by Warranty Deed from Sara Ramsay Hunter and husband, William Hunter, dated August 17, 1972 of record in Book 4629, page 685, Register's Office for Davidson County, Tennessee. The said Reba Joyce Eidson died testate on September 25, 2017. By Order of Muniment of Title of record as Instrument No. 20180111-0003693 the subject tract was devised to Myrtle Geneva Akin

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 329 Neelys Bend Road, Madison, TN 37115

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.

Bill Garrett Davidson County
Batch# 53392 DEEDWARR
01/31/2018 10:55:43 AM 2 pgs
Fees: $13.00 Taxes: $270.10
20180131-0009785

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 19th day of January, 2018.

Myrtle Geneva Akin

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 **Myrtle Geneva Akin,** 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 19th day of January, 2018.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017125655

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD