Bill Garrett Davidson County
Batch# 53397 DEEDWARR
01/31/2018 11:01:33 AM 2 pgs
Fees: $13.00 Taxes: $388.50
20180131-0009790

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 $105,000.00

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
Music City Holdings, LLC 329 Neelys Bend Rd 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, **HouseBuyinGuys, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Music City Holdings, 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 HouseBuyinGuys, LLC by Deed from Myrtle Geneva Akin by Deed dated January 19th, 2018 and filed for record in Inst No. 20180131-0009785 Register's Office of 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 property is improved property known as 329 Neelys Bend Rd, 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.

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.

HouseBuying Guys, LLC

By: _____
Brandon Cobb
Its: Authorized Representative

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 Brandon Cobb Authorized Representative of **HouseBuying Guys, LLC,** 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 Authorized representative.

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: 2018015676

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD