Karen Y Johnson Davidson County
Batch# 161533 DEEDWARR
11/16/2018 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20181116-0112892

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181224 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$165,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 14th day of November, 2018. Notary Public My Commission Expires: 3/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
Commission Expires 03-11-2020

WARRANTY DEED

THIS INDENTURE, made this 14th day of November, 2018, among:

BUYING HOUSES, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARY KATHRYN FLANAGAN

A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 18 of Lot 36, on the Plan of Third Amendment to Master Deed of Heritage Village of Priest Lake Park (Section 2), as established by Master Deed of record in Book 5097, Page 855; Book 5192, Page 243; Book 5292, Page 749; Book 5292, Page 747; Book 5459, Page 679; and Instrument No. 20140314-0021490, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen Levine, unmarried by Warranty deed from Vickie L. McHenry, unmarried of record in Instrument No. 20050203-0012535 Register's Office for Davidson County, Tennessee, dated January 20, 2005 and recorded on February 03, 2005. (Value of consideration shown in aforementioned deed $96,000.00.)

Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company by Warranty deed from Karen Levine, unmarried of record in Instrument No. 20180830-0086127 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 30, 2018. Being also known as 3718 Colonial Heritage Drive Nashville, Tennessee 37217.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Buying Houses, LLC
BY: _____
Corey Fager

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Corey Fager, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Member of Buying Houses. LLC.

Witness my hand and official seal this 14th day of November, 2018.

T. F. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Mary Kathryn Flanagan
Address: 3718 Colonial Heritage Drive
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: new owner
Address: _____
City, State, Zip: _____

Tax ID: 136-03-0C-086.00-CO

True Copy Certification

I, Nicki Rushing, 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 TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/11/2020

{Notary' Seal}

