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This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20181371

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 **$225,000.00** 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 28th day of January, 2019.

Notary Public
My Commission Expires: 2/25/20

Karen Johnson Davidson County
Batch# 190137 **DEEDWARR**
01/31/2019 09:22:16 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190131-0009314

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

WARRANTY DEED

THIS INDENTURE, made this _____ day of January, 2019, among:

BUYING HOUSES, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

MARIA F TANGREDI

a married 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 Lot No. 52, on the Map showing Subdivision of the Hyronemeus 38.5 acre tract and subdivision of Lot Nos. 8 and 9 in Resubdivision as of tract composed of Lot Nos. 5 and 12 inclusive, on the Map of W.H. Dodd's Subdivision as of record in Book 974, Page 42, and being all of Lot 52, on the Map of Capitol View Subdivision, as shown on plat of record in Plat Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Clark, an unmarried man by Warranty deed from Howard Hale of record in Instrument No. 20100412-0027655 Register's Office for Davidson County, Tennessee, dated April 08, 2010 and recorded on April 12, 2010.

Being the same property conveyed to Buying Houses, LLC, A Tennessee limited liability company by Warranty deed from Michael J. Clark, married man of record in Instrument No. 20181017-0102894 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 17, 2018.

Being also known as 107 Alhambra Circle Nashville, Tennessee 37207.

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
ITS: Member

_____

Tara Fager
ITS: Member

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 and Tara 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 Members of Buying Houses, LLC.

Witness my hand and official seal this 28 day of January, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Owner Name & Property Address:

Name: Maria F Tangredi
Address: 107 Alhambra Circle
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Maria F. Tangredi
Address: 107 Alhambra Circle
City, State, Zip: Nashville TN 37207

Tax ID: 060-12-0-085.00