Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 270810 DEEDWARR
08/13/2019 11:57:28 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20190813-0080640

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Subscribed and sworn to before me, this 9 day of August 2019.

Notary Public
My commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Ian Evan Peters and Shandi Beth Peters 130 Rio Vista Dr Madison, TN 37115	Zillow Home Loans, LLC 10975 El Monte St Overland Park, KS 66211	043-12-0-026.00

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, **Buying Houses, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ian Evan Peters and Shandi Beth Peters, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 20 and the Southerly Half of Lot No. 21 of Block "B" on the Plan of Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and Westerly Part of Lot No. 9 of Anderson Estates of record in Plat Book 1424, page 107, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 and part of Lot No. 21 front together 75 feet on the Easterly side of Rio Vista Drive and run back 159 feet, more or less, on the Northerly line and 170 feet on the Southerly line, to a dead line measuring 75.72 feet thereon.

Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company, by Warranty Deed from Emmy Hendrick, Successor Trustee of the 130 Rio Vista Dr Trust dated April 19, 2019 of record as Instrument No. 20190422-0036845, Register's Office for 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. Subject to all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 130 Rio Vista Dr, 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 9th day of August, 2019.

Buying Houses, LLC

By: Corey Fager
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Corey Fager, Authorized Representative for Buying Houses, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that hhe, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of August, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019076321

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020