(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

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 $294,900.00

Affiant

Subscribed and sworn to before me, this 25 day of November 2019.

Notary Public
My commission expires: _____

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Therese Malnar & Dominic Malnar 2673 Mossdale Dr Nashville, TN 37217	New owner	135-16-0-009.00

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 **Therese Malnar, a married woman and Dominic Malnar, an unmarried man,** 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. 588 on the Plan of Edge-O-Lake Estates Section 13 of record in Plat Book 4175, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company, by Warranty Deed from Paula A. Case, dated June 20, 2019 of record as Instrument No. 20190712-0068072, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Corey Fager by Quitclaim Deed from Buying Houses, LLC, a Tennessee limited liability company, dated August 12, 2019 of record as Instrument No. 20190812-0080206, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company, by Quitclaim Deed from Corey Fager dated November 7, 2019 of record as Instrument No. 20191108-0115795, 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.

This property is improved property known as 2673 Mossdale Dr, Nashville, TN 37217

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.

Karen Johnson Davidson County
Batch# 320020 DEEDWARR
11/26/2019 09:13:36 AM 2 pgs
Fees: $13.00 Taxes: $1,091.13

20191126-0122018

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 25th day of November, 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 he, 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 25th day of November, 2019.

Notary Public

My Commission expires: 7-6-2020

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

FILE NO: 2019116454