THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Heritage Title Services, LLC

8115 Isabella Lane
Suite 5

Brentwood, TN 37027

Address New Owner(s)
Luis Salas
2709 Fleet Drive
Hermitage, TN 37214

Send Tax Bills To: Luis Salas
~~Freedom Mortgage~~
2709 Fleet Dr
Hermitage TN
Map & Parcel Nos.:
086 14 0B 080.00 37214

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

Davidson County DEEDWARR
Recvd: 04/08/08 08:52 2 pgs
Fees:13.00 Taxes:608.65
20080408-0035287

WARRANTY DEED

THIS INDENTURE, made and entered into this **29th day of February, 2008**, by and between **Dewayne Osborne joined by his wife, Leeza Osborne**, party of the first part, and **Luis Salas an unmarried man**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($164,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 738 and 739, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Dewayne Osborne, unmarried, from Sharon M. Tinsley, unmarried, by deed dated February 12, 2004, of record in Instrument No. 20040218-0018273 in the records for County, TN.
Davidson

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Dewayne Osborne

Leeza Osborne

STATE OF TENNESSEE, COUNTY OF Tennessee

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dewayne Osborne** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

x Leeza Osborne

WITNESS my hand and Notarial Seal at office this **29th day of February, 2008.**

Keri Duncan
State of Tennessee Notary Public
Davidson County

My commission expires: 5-2-2011

Keri Duncan
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$164,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **29th day of February, 2008.**

Laura L Miller

PROPERTY ADDRESS:
2709 Fleet Drive
Hermitage, TN 37076

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
MARCH 29, 2013

This Instrument Prepared by:
Jason A Kron
Jason A Kron
1717 Allianz Ave. #5
Louisville, KY 40299

Prepared By
Jason Kron, Esq.
Heritage Title Services
Maryland Park Center
115 East Park Drive Ste#200
Brentwood, TN 37027