Book 36
24917

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Robert E. Wilson
4505 Harding Pike, Unit 171
Nashville, Tennessee 37205

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Quicken Loans, Inc.
1050 Woodward Ave.
Detroit, MI 48226-1906

BILL GARRETT, Davidson County
Trans:T20110023067 DEEDWARR
Recvd: 04/19/11 13:40 3 pgs
Fees:18.00 Taxes:695.60
20110419-0030191

MAP	**116-03**
GROUP	**B**
PARCEL	**171CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **B&B Investment Properties of Brentwood, a Tennessee general partnership,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Robert E. Wilson**, an unmarried man, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 171 on the Plan of Royal Oaks Apartments, a condominium, of record in Plat Book 5200, page 45, Register's Office, Davidson County, Tennessee, together with an undivided 1.069% interest in common elements of 4505 Harding Road Homeowners' Association described in Book 5282, page 972, et. seq., said Register's Office.

Being the same property conveyed to B&B Investment Properties of Brentwood by deed from Priority Trustee Services of TN, L.L.C. dated September 27, 2007 of record in Instr. 20071031-0128201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

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, his heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 18th** day of **April, 2011.**

B&B Investment Properties of Brentwood

By: Rodney C Brower, GENERAL PARTNER
Rodney C. Brower, General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rodney C. Brower** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **General Partner** of **B&B Investment Properties of Brentwood, a Tennessee general partnership,** the within named bargainor, and that he as such General Partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of April, 2011.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/15

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $188,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: _____

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE