WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110033195 DEEDWARR
Recvd: 06/03/11 11:10 2 pgs
Fees: 13.00 Taxes: 391.83
20110603-0042619

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2011.

Notary Public
MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory E. Owens	Mortgage Investors Group	064120A14800CO
(NAME)	(NAME)	
148 Saddle Tree Court	8320 E. Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Harold Margolis, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gregory E. Owens, single**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 148 on the plan of Section One, Fox Run, of record in Plat Book 4860, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being further established by the Master Deed for Fox Run, a Horizontal Property Regime, of record in Book 4956, Page 582 and amended in Book 8510, Page 92, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Harold Margolis and Rena F. Margolis by Warranty Deed dated October 7, 1994 from Mary Ann Fish and husband Larry Fish (Mary Ann Fish, formerly known as Mary Ann Wood) as recorded in Book 9491, Page 158, Register's Office for Davidson County, Tennessee. The said Rena F. Margolis having since died on June 11, 2010 and the said Harold Margolis now being the sole owner, an unmarried person.

All matters as set forth on the plat of record in Plat Book 4860, Page 52, Register's Office for Davidson County, Tennessee.
Master Deed of Fox Run, Section One as recorded in Book 4956, Page 582 as amended in Book 8510, Page 92, Register's Office for Davidson County, Tennessee.
ByLaws as of record in Book 4956, Page 590 as amended in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1 and Book 8510, Page 100, Register's Office for Davidson County, Tennessee.

Charter of Fox Run Condominium Homeowner's Association of record in Book 5208, Page 188, Register's Office for Davidson County, Tennessee.
Cumberland Utility District and First Suburban Water Utility District Easement of record in Book 8035, Page 646, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 148 Saddle Tree Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 31st day of May, 2011.

Harold Margolis

State of Tennessee
County of Wilson

On this 31st day of May, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mark Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Harold Margolis, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20110603-0042618, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st Day of May, 2011.

My Commission Expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

~~RETURN TO~~:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Please Return To:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520

File No.: 01291-1121
SMG TN Warranty Deed