BILL GARRETT, Davidson County
Trans:T20110051480 DEEDWARR
Recvd: 08/22/11 10:33 2 pgs
Fees:13.00 Taxes:451.40
20110822-0064675

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ceasar Mendez Leal
449 Harwell Drive
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-14-0
PARCEL 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joshua B. Owens, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ceasar Mendez Leal, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 17 of the Re-Subdivision of Lots 17 & 18 of Hermitage Estates, Section Four, as of record in Plat Book 5190, Page 11, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to Joshua B. Owens by Warranty Deed from Kenneth K. Mattox, II, Annabelle Mattox D'Aprix, William Hildebrand Mattox, Lisa Mattox Minnigan, Robert Eugene Stringer, Tisha Mattox Woodall, Hassanah Agnes Mattox Bligh and Barbara Odil, dated February 23, 2011 and filed of record in Instrument Number 20110225-0015651, Register's Office of Davidson County, Tennessee.

This is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5190, Page 11, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **449 Harwell Drive Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 12th day of August, 2011.

Joshua B. Owens

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joshua B. Owens, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2011.

NOTARY PUBLIC

DEAN R. ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.6.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $122,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of August, 2011.

NOTARY PUBLIC

My Commission Expires: _____

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013