BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**NEW OWNER:**

Zy S. Collado
1713 Greenhart Court
Antioch, TN 37013

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**FILE NO:** 14-0193

**Map 176 Group 02-0 Parcel 017.00**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140019075 DEEDWARR
Recvd: 03/21/14 12:42 2 pgs
Fees:13.00 Taxes:534.65
20140321-0023469

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Four Thousand Five Hundred and 00/100 Dollars** ($144,500.00) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ZY S. COLLADO, unmarried** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Being Lot No. 184 of Peppertree Forest Subdivision, Section 15, and of record in Plat Book 7900, Page 574, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, said description is incorporated herein by reference the same as if copied fully herein verbatim..**

**BEING the same property conveyed to 508 Investors, LLC, by Warranty Deed from The Secretary of Housing and Urban Development, dated September 13, 2013, and of record in Instrument No. 20130920-0099395, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 1713 Greenhart Court, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19 day of **March, 2014**.

508 INVESTORS, LLC

THEODORE J. BERTUCA, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THEODORE J. BERTUCA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that THEODORE J. BERTUCA, is President of 508 INVESTORS, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office 19 day of **March, 2014**.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **144,500.00**.

AFFIANT

Sworn to and subscribed to before me 19th day of **March, 2014**.

NOTARY PUBLIC

My commission expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014