Return To:
Four Star Title, LLC 14-0584
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

BILL GARRETT, Davidson County
Trans:T20150001487 DEEDWARR
Recvd: 01/07/15 12:50 2 pgs
Fees:13.00 Taxes:510.60
20150107-0001767

ADDRESS NEW OWNER:
Gary D. Wing
2715 Smith Spring Rd.
Nashville, TN 37217
MORTGAGEE:

SEND TAX BILL TO: 5/3 Fifth Third Mtg. Co.
5001 Kingsley Dr.
Cincinnati, OH 45227
MAP & PARCEL
136 09 A 010.00 CO

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Marius Berry Owens**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Gary D. Wing**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain property described as;
Being Lot Number 68-B, Unit 10 on the Plan of Condominium Site of Spring View Townhomes, as described in Exhibit A of the Master Deed as of record in Book 6349, page 428, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marius Berry Owens by deed from dated January 6, 2014, of record in Instrument no. 20140110-0002799, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6349, page 428; Book 5460, page 26; Book 5496, page 697 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
By-Laws contained in an instrument of record in 6349, page 452 and Book 10348, page 612, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Master Deed Plat Book 6349, page 428, amended in Book 6451, page 869 said Register's Office.
Charter contained in an instrument of record in Book 6428, page 320, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to Homeowner Association dues and/or fees, of record in Registers Office for said County.

This is improved property known as 2715 Smith Springs Rd., Nashville, Tennessee 37217.

Grantor used this property for investment purposes only. It was not used as marital residence or marital property.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 covenants with the said "GRANTEE" that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and 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 30th day of December, 2014 .

Marius Berry Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marius Berry Owens**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of December, 2014.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $138,000.00

AFFIANT

Subscribed and sworn to before me on this 30 day of December, 2014 .

NOTARY PUBLIC
My Commission Expires: 3-7-16

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: