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

BOX 10-A

This Instrument Prepared By:
Lee and Lee, Attorneys At Law, P.C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 3431-148

ADDRESS NEW OWNER:
Kent Otero, Jr.
78 David Street
Staten Island, NY 10308

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

BILL GARRETT, Davidson County
Trans:T20150056876 DEEDWARR
Recvd: 07/14/15 10:13 2 pgs
Fees:13.00 Taxes:453.25
20150714-0068387

SEND TAX BILL TO:
Owner

MAP **064120A14800CO**
GROUP
PARCEL

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 of which is hereby acknowledged, **Gregory E. Owens, unmarried and Clifford E. Wilson, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Kent Otero, Jr., unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 148 on the plan of Section One, Fox Run Condominium Apartments, of record in Plat Book 4860, Page 52, as amended in Book 5200, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.
>
> Being further established by the Master Deed for Fox Run Condominium Apartments, 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 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 Gregory E. Owens and Clifford E. Wilson by deed from Gregory E. Owens dated June 2, 2011, of record in Instrument No. 201106100044668, Register's Office for Davidson County, Tennessee.

This is improved property known as 148 Saddle Tree Ct., Hermitage, Tennessee 37076. Possession is to be given on July 13, 2015.

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

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs 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.

WITNESS our hands this the 11th day of July, 2015.

Gregory E. Owens

Gregory E. Owens

Clifford E. Wilson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory E. Owens and Clifford E. Wilson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of July, 2015.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 7.17.16

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $122,500.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of July, 2015.

NOTARY PUBLIC

My Commission Expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018