WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022057 DEEDWARR
Recvd: 03/15/17 10:11 2 pgs
Fees:13.00 Taxes:397.75
20170315-0025312

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 10, 2019

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent Otero	SAME	
(NAME)	(NAME)	64-12-A 928 CO
78 David Street		
(ADDRESS)	(ADDRESS)	
Staten Island, NY 10308		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LAWRENCE A. BARNES, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENT OTERO, UNMARRIED,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 928 on the Plan of Fox Run Condominiums, Section 2, of record in plat Book 5200, page 148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lawrence A. Barnes, unmarried, by deed from Alexander C. Brown and wife, Carrie A. Brown, of record in Book 11336, page 383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Plat Book 5200, page 148, said Register's Office; Restrictive Covenants of record in Book 5535, page 713, Book 5548, page 852, Book 5564, page 582, Book 5895, page 516, Book 5936, page 301 and Instrument No. 20120620-0053936, said Register's Office; and easement of record in Book 8035, page 646, said Register's Office.

Lawrence A. Barnes is the same person as Lawrence Allen Barnes.

unimproved _
This is improved x property, known as 928 Old Fountain Place, 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 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 my hand this 13 day of March, 2017

LAWRENCE A. BARNES

BY: LARRY ALAN BARNES, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of March, 2017, before me personally appeared Larry Alan Barnes, to me known to be the person who executed the foregoing instrument on behalf of Lawrence A. Barnes and acknowledged that he executed the same as the free act and deed of Lawrence A. Barnes.

Witness my hand and official seal at Nashville, Tennessee this 13 day of March, 2017.

Commission expires:



Bonita Martin
Notary Public