WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eduardo Ortiz	Eduardo Ortiz	81-15-337
(NAME)	(NAME)	
1606 Knowles Street	29060 Juniper Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Moreno Valley CA 92555	
(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, WE,

Alliance Property Group, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eduardo Ortiz and Debra Coggins-Ortiz,

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:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Underwoods Addition to North Nashville, as of record in Plat Book 21, Page 117, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Denise S. Rice, an unmarried woman,, by Warranty Deed from Derrick Leonard and wife, Christy Leonard, recorded on 11/8/05 in Instrument No. 20051108-0135231, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Alliance Property Group, LLC by Quitclaim Deed from Denise S. Rice recorded in Instrument No. 20051108-0135234, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1606 A & B Knowles Street, Nashville, TN 37208
(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 30th day of June, 2006.

Alliance Property Group, LLC

By: Denise Sue Rice, Chief manager
Denise Sue Rice, Chief Manager

Davidson County DEEDWARR
Recvd: 07/06/06 15:44 2 pgs
Fees:13.00 Taxes:339.29

20060706-0081280

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of June, 2006, before me, the undersigned officer, personally appeared Denise Sue Rice known to me (or satisfactorily proven), and who upon oath, acknowledged herself to be Chief Manager of Alliance Property Group, LLC, the within named bargainor, a limited liability company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

