Davidson County DEEDWARR
Recvd: 08/02/07 13:08 2 pgs
Fees:13.00 Taxes:461.17
20070802-0092009

Return to

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007070068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $124,640.00

Sworn to and subscribed before me this 31st day of July, 2007.

Affiant

Notary Public
My Commission expires:

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rigoberto Ortiz 822 Brooks Avenue Madison, TN 37115	Same as new owner	43-5-274.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matt Manson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rigoberto Ortiz, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 5, CRESTVIEW ESTATES, FIRST REVISION OF LOTS 5, 6, & 7, of record in Instrument No. 20060830-0107343, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Plat prepared by Tommy E. Walker, R.L.S. #1465, P. O. Box 495, Ridgetop, TN 37152.

Being the same property conveyed by Warranty Deed from E. Mark Turner to Matt Manson as recorded on the 3rd day of May, 2006 in Instrument No. 20060503-0051374, Register's Office for Davidson County, Tennessee.

Said property has not been the principal residence of the grantor.

This conveyance is made subject to plat of record in Instrument No. 20060830-0107343, Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **822 Brooks Avenue, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of July, 2007

Matt Manson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Matt Manson, the within named 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 instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 31st day of July, 2007.

Notary Public
My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY