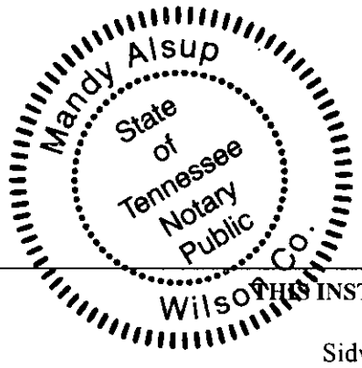
File No. 290800498

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,901.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-14-2011

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090062147 DEEDWARR
Recvd: 09/10/09 12:36 2 pgs
Fees: 13.00 Taxes: 317.84
20090910-0084825

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandria Ortega	Alexandria Ortega	Map 064110A00800
(NAME) 201 Cameron Court	(NAME) 201 Cameron Court	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, First American Bank & Trust, Executor for The Estate of Oberto C. Ortega, Jr.,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Alexandria Ortega, an unmarried woman**, hereinafter called the grantee(s), HER 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. 8 on the Plan of Caleb Chase, a Planned Unit Development, as of record in Plat Book 6250, Pages 821-822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Oberto C. Ortega, Jr. by deed from Paul K. Ortega of record in Instrument 20040604-0066113, dated June 1, 2004 and filed for record on June 4, 2004, Register's Office for Davidson County, Tennessee. The said Oberto C. Ortega Jr. died testate on October 2, 2008, will probated under Docket 09P414.

All matters as set forth per Plat Book 6250, Page 821-822, said Register's Office.

Restrictions of record in Book 6777, Page 453, Book 6783, Page 805, and Book 7189, Page 553, said Register's Office.

Stormwater Detention Agreement Easement of record in Book 6548, Page 557, said Register's Office.

Charter of Caleb Chase Homeowners Association, Inc. of record in Book 8109, Page 791, said Register's Office.

Quitclaim Deed to Caleb Chase Homeowners Association, Inc. of record in Book 7242, Page 554, said Register's Office.

Charter of Caleb Chase Homeowners Association, Inc. of record in Book 6927, Page 370, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 909 Chase Blvd., Hermitage, TN 37076, aka 201 Cameron Ct., 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 our hands this 9th day of September, 2009.

First American Bank & Trust, Executor for The Estate of Oberto C. Ortega, Jr.

By: _____
Kemp Gaskill, Vice President

Attest: _____

STATE OF Georgia
COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kemp Gaskill with whom I am personally acquainted and who proved himself/herself to be the Vice President of First American Bank & Trust, a Corporation, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 9th day of September, 2009.

Commission expires: 06-05-2013

_____
Notary Public

CLARA JANE POOLE NOTARY PUBLIC Exp. June 5, CLARKE COUNTY

File Number: 290800498

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122