This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 08/18/11 09:47 2 pgs
Fees:13.00 Taxes:203.50
20110818-0063843

ADDRESS NEW OWNER:
Ernesto and Carolina Martinez
2809 Fortland Drive
Nashville, Tennessee 37206

SEND TAX BILL TO:
Owner

MAP	**83**
GROUP	**15**
PARCEL	**40**

WARRANTY DEED

"PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE EXAMINATION"

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Esther Costa Swink** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ernesto Martinez and wife, Carolina Martinez**, 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. 68 on the Plan of Fortland Park, Section 2, of record in Book 2900, page 40, Register's Office for said County. *Said Lot No. 68 fronts 80 feet on the southerly side of Fortland Drive and runs back* between parallel lines 155 feet to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Esther Costa Swink by deed from David J. Waynick, Trustee, (pursuant to the "power of sale clause" in Deed of Trust of record in Instrument No. 20040310-0027662, executed by Maurice Ward Sr. and LeTonia Ward) of record in Instrument no. 20110504-0034410, Register's Office for Davidson County, Tennessee.

Jeffery Swink, spouse of Esther Costa Swink, hereby joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Esther Costa Swink.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 2900, page 40, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 2809 Fortland Drive, Nashville, Tennessee 37206.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an **"as is, where is" and "with all faults" condition**.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

" GRANTOR" does covenant with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and *forever defend the title to the said land to the said* "GRANTEES", *and 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 our hands this the 18th day of August, 2011.

Esther Costa Swink

Esther Costa Swink

Jeffery Swink

Jeffery Swink

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Esther Costa Swink and husband, Jeffery Swink**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August, 2011.

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

Caroline Martinez

AFFIANT

Subscribed and sworn to before me on this 18th day
of August, 2011.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015

CERTIFICATION

I, Toni Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Waynick

State of Tennessee; County of Davidson

On this 18th day of August, 2011, personally appeared before me, Rebecca R. Waynick, a notary public for this county and state, Toni Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca R. Waynick

REBECCA R. WAYNICK
Notary Public
Wilson County, State of Tennessee
My Commission Expires July 7, 2015