WARRANTY DEED

File #12052864

BILL GARRETT, Davidson County
Trans:T20120040662 DEEDWARR
Recvd: 06/04/12 09:48 2 pgs
Fees:13.00 Taxes:244.20
20120604-0048117

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES 9-8-13
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return TO: Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria D. Cortez	SWBC Mortgage Corporation	148-7-75
(NAME)	(NAME)	
1510 Denise Court	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(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, **Jacqueline H. Morton, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria Dolores Cortez, an unmarried woman,** 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:

Being Lot No. 808, on the plan of Section Eight, Cherokee Hills, as the same appears of record in Plat Book 3700, Page 154, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to J.C. Morton and wife, Jacqueline H. Morton by deed from William & Lee, Inc., dated 5/08/1970, of record in Book 4417, Page 128, said Register's Office. J.C. Morton, having since died, leaving Jacqueline H. Morton, as sole surviving tenant by the entirety.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 3700, Page 154, said Register's Office.; Restrictive Covenants, as of record in Book 4198, Page 609, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1510 Denise Court, Antioch,TN,37013
(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 our hands this 30th day of May, 2012.

Jacqueline H. Morton By William M. Morton ATTORNEY IN FACT

Jacqueline H. Morton, by William M. Morton,

Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 30th day of May, 2012, before me personally appeared William M. Morton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the he is the attorney-in-fact of Jacqueline H. Morton and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page_____, Register's Office for Rutherford County, Tennessee.

Witness my hand and official seal, this the 30th day of May, 2012.

*20120604000048116

Witness my hand and official seal at this 30th day of May, 2012.

Commission expires:

8/16/14

Vanessa E Allen

Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

~~RETURN RECORDED DOCUMENTS TO~~:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130