WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20120046249 DEEDWARR
Recvd: 06/22/12 10:33 2 pgs
Fees: 13.00 Taxes: 947.20

20120622-0054854

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day May of 2012
Notary Public
MY COMMISSION EXPIRES: 7-3-2013 (AFFIX SEAL)

VALERIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel M. Cortez	New American Mortgage, LLC	08301026500
(NAME)	(NAME)	
1022 Petway Avenue	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Virginia Beach, VA, 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Jeffrey S. Brock**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel M. Cortez**, 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, described as follows, to wit: Beginning on the Southerly margin of Petway Avenue, at the Northeast corner of the property conveyed to Barney Spurgeon Robertson and wife, by deed from Clifford W. Russell and wife, as of record in Book 725, page 212, Register's Office, thence with the Easterly margin of the said Robertson property, Southwardly 160 feet, more or less, to the Northerly margin of an alley, thence with said alley, Easterly 100 feet; thence Northwardly and parallel with said Robertson's Easterly line, 160 feet, more or less, to the Southerly margin of Petway Avenue; thence with said avenue Westwardly 100 feet to the point of beginning.

Being the same property conveyed to Jeffrey S. Brock by Trustee's Deed dated July 12, 2006 and filed on August 28, 2006 in Instrument Number 20060828-0105553, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1022 Petway Avenue, Nashville, TN 37206

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, has 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 21st day of May, 2012

Jeffrey S. Brock

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jeffrey S. Brock**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day May of 2012.

Notary Public

VALERIE CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7-3-2012