Davidson County	DEEDWARR
Recvd: 01/02/13 15:04	4 pgs
Fees:23.00 Taxes:2171.90	
20130102-0000486	

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
701209 2012-15982
Tiffany Redwine

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A Weiss and Nicole L. Weiss	New American Mortgage, LLC	
935 South Douglas	841 Seahawk Circle	105-13-0/284.00
Nashville, TN 37204	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Timothy J. Ortner and Jennifer L. Ortner, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Robert A Weiss and Nicole L. Weiss, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $587,000.00

Affiant JMCobb Rev

Subscribed and sworn to before me this the 28th day of December 2012

Notary Public Lindsey G. Boswell

My commission expires: 8/23/16 (Affix Seal)

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This is improved known as 935 South Douglas, Nashville, TN 37204

improved (V)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 10 day of December, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Timothy J. Ortner

Jennifer L. Ortner

STATE OF
COUNTY OF

Personally appeared before me, Douglas R Sipes, a Notary Public in and for said County and State, Timothy J. Ortner, the within named bargainor married (fill in marital status), 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 office, this 10 day of December, 2012.

Douglas R Sipes

Notary Public
My Commission Expires: Douglas R. Sipes Commission Expires November 4th 2013

(This area for official notarial seal)

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, Douglas R Sipes, a Notary Public in and for said County and State, Jennifer L. Ortner, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of December, 2012.

Douglas R Sipes

Notary Public
My Commission Expires: Douglas R. Sipes Commission Expires November 4th 2013

(This area for official notarial seal)

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 1, Douglas Avenue Estates, as shown on plat of record in Instrument No. 20070911-0108985, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

For information purposes only:

Map/Parcel ID Number: 105.13-0-284.00

BEING the same property conveyed to Timothy J. Ortner and Jennifer L. Ortner, husband and wife by Warranty Deed from Cornerstone Investments, Inc., dated January 14, 2011, recorded January 21, 2011, as Document No. 20110121-0006078, Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY