WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081137 DEEDWARR
Recvd: 09/19/13 09:45 2 pgs
Fees:13.00 Taxes:499.50
20130919-0098618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Edward Azmitia Rivera	Gateway Mortgage Group, LLC	Map 161-03
(NAME)	(NAME)	
5057 North Hilson Drive	6910 E. 14th St.	Parcel 137
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Tulsa, OK 74112	
(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, WE, **TRACEY L. FORTNER, AND WIFE, CHRYSTY B. FORTNER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT EDWARD AZMITIA RIVERA,** 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. 18 on the Plan of McMurray Park of record in Book 5050, page 89, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tracey L. Fortner and wife, Chrysty B. Fortner by deed from Sue Ann Martin, an unmarried person, dated April 30, 2004, of record in Instrument No. 20040503-0049998, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 5050, page 89, said Register's Office; and (c) restrictive covenants of record in Book 5185, page 137, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5057 North Hilson Drive, Nashville, Tennessee 37211

(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 11th day of September, 2013.

Tracey L. Fortner
By: Chrysty B. Fortner, Attorney in Fact

Chrysty B. Fortner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chrysty B. Fortner, the bargainor, 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 and official seal at Nashville, Tennessee this 11th day of September, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2013, before me personally appeared Chrysty B. Fortner, to me known to be the person who executed the foregoing instrument on behalf of Tracey L. Fortner and acknowledged that she executed the same as the free act and deed of Tracey L. Fortner.

Witness my hand and official seal at Nashville, Tennessee this 11th day of September, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015