WARRANTY DEED

AT-20130221

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$169,900.00~~.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of December, 2013.

(Affix Seal) Notary Public

My Commission Expires: 10.5.2015

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Liticia Blakeley and Brad Blakeley	Crosscountry Mtg, Inc.	042.15-0-047.00
213 West Marthona Road	6950 Miller Rd.	
Madison, TN 37115	Brecksville, OH 44141	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cinthya Candelaria Ortiz as Trustee of Madison Renovation Trust No. WM 213**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Liticia Blakeley and Brad Blakeley, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot Numbers 73, 74, 75 and 76 of Block B on the Map of Marthona, Cumberland Development Company's Subdivision of the Ezell Farm, not of record, described to a copy of a survey thereof made in December, 1937, by J.A. Mefford, Surveyor as follows:

Beginning at a point on the Easterly margin of Ezell Road West 1400 feet South to the Southeast corner of said road and Old Hickory Boulevard, said point being the common corner of Lots Numbers 72 and 73; thence with the line between lots, Eastwardly 420 feet to a point, at the Southeast corner of Lot 72 and Northeast corner of Lot Number 73; thence Southwardly 100 feet to a point, the common corner of Lots Numbers 76 and 77; thence with the line between said lots, Westwardly 420 feet to the Easterly margin of Ezell Road West; thence with the margin of said Road, Northwardly 100 feet to the beginning.

Being the same property conveyed to Cinthya Candelaria Ortiz, as Trustee of Madison Renovation Trust No. WM 213 from JPMorgan Chase Bank, National Association by Special Warranty Deed dated June 3, 2013 and recorded June 28, 2013 in Instrument #201306280067140, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 213 West Marthona Road, Madison, TN 37115.

BILL GARRETT, Davidson County
Trans:T20140002971 DEEDWARR
Recvd: 01/14/14 13:01 2 pgs
Fees:13.00 Taxes:628.63
20140114-0003730

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 31st day of December, 2013.

Madison Renovation Trust No. WM213

Cinthya C Ortiz as Trustee

By: Cinthya Candelaria Ortiz, Trustee

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner NSH

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared Cinthya Candelaria Ortiz, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be the Trustee of Madison Renovation Trust No. WM213, the within named bargainor, a Trust, and that they as such Trustee, as duly authorized, they executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by themselves as Trustee.

Witness my hand and official seal at Sumner County, Tennessee this 31st day of December. 2013.

Notary Public
My Commission Expires: Jan 9, 2016

NICHOLAS S. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122