BILL GARRETT, Davidson County
Trans:T20140085685 DEEDWARR
Recvd: 11/13/14 11:37 2 pgs
Fees:13.00 Taxes:1424.50
20141113-0104776

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2014.

Notary Public

My commission expires: 11-28-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mario Andres Trujillo	**Brand Mortgage Group, LLC**	**104-02-1B-010.00-CO**
3186 Parthenon Avenue, Unit H	**1255 Lakes Parkway, Bldg. 300, Suite 300**	
Nashville, TN 37203	**Lawrenceville, GA 30043**	

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, WE,

WILLIAM PATRICK ORTALE, IV, MARRIED AND WILLIAM PATRICK ORTALE, III, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIO ANDRES TRUJILLO, SINGLE MAN,

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 Unit No. H, together with the appurtenant interest in the common elements of Graymont Park Homeowner's Association, Inc., a horizontal property regime with private elements established by Master Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050803-0090964, amended in Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site Plan attached as Exhibit "C" to the amendment to the aforementioned Declaration of record in Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WILLIAM PATRICK ORTALE, IV AND WILLIAM PATRICK ORTALE, III, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Deed from GRAYMONT GROUP, LLC of record in Instrument No. 20070330-0038502, dated March 29, 2007, said Register's Office.

William Patrick Ortale, III, certifies that this property is a usual place of residence for himself, his spouse or his dependent(s).

The undersigned, Shelbye D. Ortale, spouse of William Patrick Ortale, IV, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3186 Parthenon Avenue, Unit H, Nashville, TN 37203**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 10th day of November, 2014.

William Patrick Ortale, IV

William Patrick Ortale, III

Shelbye D. Ortale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William Patrick Ortale, III**, the bargainor(s) 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 **10th** day of **November, 2014.**

Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William Patrick Ortale, IV and Shelbye D. Ortale**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **10th** day of **November, 2014.**

Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY