BILL GARRETT, Davidson County
Trans:T20140094538 DEEDWARR
Recvd: 12/17/14 14:37 2 pgs
Fees:13.00 Taxes:1367.15
20141217-0115556

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Sumner) The actual consideration or value, whichever is greater, for this transfer is $369,500.00. Affiant Subscribed and sworn to before me, this 15 day of December, 2014. Notary Public My Commission Expires: 3-20-18

KAMMY MONTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brianna Roy 1022 Petway Avenue Nashville, TN 37206	Waterstone Mtg. Corp. N25 W23255 Paul Rd. Pewaukee, WI 53072	083-01-0-265.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL M. CORTEZ, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRIANNA ROY, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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, said 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 Daniel M. Cortez by deed from Jeffrey S. Brock of record in Instrument No. 20120622-0054854, dated May 21, 2012, Register's Office for Davidson County, Tennessee.

Lacey Cortez joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Daniel M. Cortez.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. County taxes subsequent to the year 2014. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

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 Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is 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 further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of December, 2014.

Daniel M. Cortez

Lacey Cortez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel M. Cortez and Lacey Cortez, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of December, 2014

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016