WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Anthony Cuzzone	Mortgage Investors Group	148 13 0 117.00
(NAME)	(NAME)	
5004 Crosby Lane	8320 E. Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Three Thousand Five Hundred And No/100 Dollars ($153,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GMARTZ Homes LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony Cuzzone, unmarried and John A. Cuzzone, married as tenants in common with right of survivorship**, 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(s) 51, as shown on the map entitled Map of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to James A. Hall, married by Warranty Deed from Tina Marie Fuhrer and Roger Allen Fergus, dated December 31, 2007 and recorded January 3, 2008 in Instrument No. 20080103-0000428 in the said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to BancorpSouth Bank, a Mississippi Corporation by Deed of Lieu of Foreclosure from James A. Hall and wife, Ruby Marie Hall, dated July 14, 2014 and recorded July 22, 2014 in Instrument No. 20140722-0064995 in the said Register's Office for Davidson County, Tennessee.

Futher being a portion of the same property conveyed to Gmartz Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from BancorpSouth Bank, a Mississippi corporation, dated December 31, 2014 and recorded January 6, 2015 in Instrument No. 20150106-0001221 in the said Register's Office

File Number: MFR-151822

BILL GARRETT, Davidson County
Trans:T20150036572 DEEDWARR
Recvd: 05/12/15 10:27 2 pgs
Fees:13.00 Taxes:567.95

20150512-0043331

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5004 Crosby Lane, Nashville, TN 37211

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, has 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 8th day of May, 2015.

GMARTZ Homes LLC
BY: _____ Authorized Agent.
Maria de L. Palacio Gonzalez
Member

STATE OF Tennessee
County OF ~~Rutherford~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria de L. Palacio Gonzalez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member, and is authorized to execute the instrument on behalf of GMartz Homes, a Tennessee limited liability company, the within named bargainor, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand and official seal, this the 8th of May, 2015.

Laurie Mathis Harris
Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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