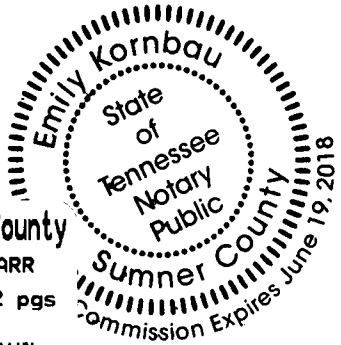
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Rebecca Shuba
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) June 19, 2018

BILL GARRETT, Davidson County
Trans: T20160017147 DEEDWARR
Recvd: 03/02/16 11:00 2 pgs
Fees: 13.00 Taxes: 795.13

20160302-0019883

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Amanda L. Hawksley and Sam Hawksley	New Owner	51-14A-23
(NAME)	(NAME)	
2304 Golden Oak Court		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160211

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, **I, ROSENDO ORTEGA, A MARRIED MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **AMANDA L. HAWKSLEY AND SAM HAWKSLEY, WIFE AND HUSBAND**, 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. 23 on the Plan of Oakwood Estates, of record in Instrument No. 200005050045404, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rosendo Ortega by deed from Elisa Ortega and husband, Pablo Quizhpe, dated May 23, 2005, of record in Instrument No. 20050526-0059477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Right-of-Way Easement of record in Book 6807, page 854 and Instrument No. 200001270008714, said Register's Office; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 200005050045404, Register's Office for said County; and (c) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Oakwood Estates and the By-Laws appended thereto, of record in Instrument No. 200007130069428, as amended in Instrument No. 200010020096900, said Register's Office.

Unimproved ☐

This is Improved ☒ property, known as 2304 Golden Oak Court, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 25th day of February, 2016

Rosendo Ortega

Rosendo Ortega

Blanca Ortega

Blanca Ortega

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rosendo Ortega and Blanca Ortega, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2016.

Marie Warnsby

Notary Public
My Commission Expires: 09/23/2017

OFFICIAL SEAL
MARIE WARNSBY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/23/17