WARRANTY DEED

File #2016050310



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reinaldo Ortiz and Elizabeth Ortiz	Hamilton Group Funding	150-09-0A-105.00CO
(NAME)	(NAME)	
1016 Lonsway Circle	13650 NW 8th St #109	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Sunrise, FL 33325	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/WE, **Stanley E Leffel and Janet E Leffel, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reinaldo Ortiz and Elizabeth Ortiz, husband and wife** 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:

Being Lot No. 259, on the plan of Forest View Park Section VIII, as the same appears of record in Plat Book 6900, Page 633, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Stanley E Leffel et ux, Janet E. Leffel by deed from Terrell R. Johnson, Joseph T Hartman, George E. McCarty, William G. Anderson and George J. Egner, Trustees under Delcaration of Trust dated August 1, 1985, of 8 Penn Center, Philadlphia, PA 19103, dated 10/29/1990, of record in Book 8254, Page 965, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6900, Page 633, said Register's Office.; Easement to Tennessee Power Company as of record in Book 437, Page 21, said Register's Office.; Easement to Gulf Interstate Gas Company as of record in Book 2244, Page 13, said Register's Office.; Easement for Right of Way as of record in Book 4607, Page 484, said Register's Office.; Easement for Sanitary Sewers and or storm drainage as of record in Instrument No. 20061122-0145185, said Register's Office.; Quitclaim Deed for open space as of record in Book 8083, Page 807, said Register's Office.; Right of Way to Columbia Gulf Transmission Company as of record in Book 3463, Page 126, said Register's Office.; Restrictive Covenants as of record in Book 7079, Page 472 and amended in Book 7522, Page 905, said Register's Office.; Subject to Colonial Pipeline Company as of record in Book 3852, Page 679, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **1016 Lonsway Circle, Antioch,TN,37013**

(House Number) (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 we do covenant with the said GRANTEES that we 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 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.

BILL GARRETT, Davidson County
Trans:T20160052082 DEEDWARR
Recvd: 06/20/16 10:51 2 pgs
Fees:13.00 Taxes:703.00
20160620-0062341

Witness our hands this 17th day of June, 2016.

X _____
Stanley E Leffel

X _____
Janet E Leffel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Stanley E Leffel and Janet E Leffel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 17th day of June, 2016.

Commission expires:

8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

D Return to

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067