File No.: 17016090

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-25-17

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170007890 DEEDWARR
Recvd: 01/27/17 09:23 2 pgs
Fees:13.00 Taxes:629.00
20170127-0008868

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. C. Cortese	Republic Bank & Trust Company	
(NAME)	(NAME)	
707 Albar Drive	200 7th St # 110	142090A04200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Louisville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Toth, formerly know as Janos C. Toth and wife, Andrea Forgony**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **J. C. Cortese,** unmarried, hereinafter called the GRANTEE, her 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, and being all of Unit No. 54-A, Doral Country Villas, Section I, as established by Master Deed of record in Book 5011, page 395, Book 5048, page 715, Book 5015, page 251, Book 5124, page 165 and Instrument 20070504-0053687 and as set forth by Plat of record in Book 4860, page 122, all in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.

Being the same property conveyed to Janos C. Toth by Warranty Deed dated by 09/30/2005 and filed for record on 10/05/2005 in Instrument 20051005-0119739, of the Register's Office of Davidson County, Tennessee. Subject property was further conveyed to Janos C. Toth and wife, Andrea Forgony, by Quitclaim Deed of record in Instrument 20110404-0025886, said Register's Office.

This conveyance is subject to All matters as set forth per Plat of record in Book 4860, page 122; Master Deed of record in Book 5011, page 395, Book 5048, page 715, Book 5015, page 251, Book 5124, page 165 and Instrument 20070504-0053687; HOA Charter of record in Book 5220, page 112, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 707 Albar Drive, Nashville, TN 37221

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 we do covenant with the said GRANTEE 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 myself, my heirs and representatives, 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 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 hand this 25th day of January, 2017.

John Toth

Andrea Forgony

State of Tennessee
County of Rutherford

Personally appeared before me John Toth and Andrea Forgony with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of January, 2017.

Notary Public
My Commission Expires: 5.19.19

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 17016090

Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800