WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036080 DEEDWARR
Recvd: 04/28/17 14:03 2 pgs
Fees:13.00 Taxes:826.95
20170428-0042022

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$223,500.00.**

Affiant

Subscribed and sworn to before me this 26 day of April, 2017.

Notary Public
My Commission expires: March 3, 2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stefanie Smith	Cortow Mortgage	050-11-0-044.00
3302 Hawkwood Lane	990 Stewart Avenue #660	
Nashville, TN 37207	Garden City, NY 11530	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maria J. Cortez, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stefanie Smith and Jared T. Atwood, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 603 and the south one-half of Lot No. 604, on the Plan of Parkwood Estates, Section Four, of record in Book 3300, Pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 603 fronts 81.09 feet on the easterly side of Hawkwood Lane and runs back between lines, 102.85 feet on the southerly side and 141.0 feet on the northerly side, to the northwesterly line of Lot No. 601, measuring 78.7 feet thereon.

Said south one-half of Lot No. 604 fronts 37.5 feet on the easterly side of Hawkwood Lane and runs back between lines, 141.0 feet on the southerly side and 140 feet, more or less, on the northerly side to the westerly lien of Lot No. 599, measuring 37.5 feet thereon.

Being the same property conveyed to Maria Cortez, from Secretary of Housing and Urban Development, by deed on October 24, 2016, of record in Instrument Number 20161025-0112851, Register's Office for Davidson County, Tennessee. Note: This property has never been used by the grantor or her spouse a residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3302 Hawkwood Lane, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 26, 2017.

Maria J. Cortez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Maria J. Cortez** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 26, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE