THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33927-09-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $212,250.00. Kim Gillespie Affiant Subscribed and sworn to before me this 19th day of October, 2017. Kayla R. Anderson Notary Public My Commission Expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY

WARRANTY DEED

Address New Owner: Kelsey Maiorano, Brendan Maiorano 1529 Overcreek Drive Nashville, TN 37217	**Send Tax Bills To:** Bank of America 101 South Tryon Street Charlotte, NC 28255	**Tax Information:** Map and Parcel No.: 149 12 0 B 045 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alex Ortiz and wife, Katie Ortiz** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsey Maiorano and Brendan S. Maiorano, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1529 Overcreek Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 18216 **DEEDWARR**
10/25/2017 02:54:40 PM 3 pgs
Fees: $18.00 Taxes: $785.32

20171025-0109588

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of October, 2017.

Alex Ortiz

Katie Ortiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alex Ortiz and Katie Ortiz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Phase 2 Forest Cove, as of record in Plat Book 9700, pages 976 and 977, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Alex Ortiz and Katie Ortiz, husband and wife, by deed dated August 28, 2015 from Robert G. Brown, III and wife, Gretchen Brown of record in Instrument No. 20150902-0089222, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Forest Cove, of record in Book 11149, page 641, amended in Book 11313, page 436, Register's Office for Davidson County, Tennessee.
2. Dedication of common area to Forest Cove Homeowners Association, Inc. of record in Instrument No. 200004070035204, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7181, page 183 and in Book 7582, page 193, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, pages 976 and 977, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 731, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way of record in Book 2244, page 13, Book 3463, page 126 and in Book 4607, page 484, Register's Office for Davidson County, Tennessee.
7. Easement for transmission line of record in Book 7269, page 389, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 437, page 21, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 11540, page 798, Register's Office for Davidson County, Tennessee.