Bill Garrett Davidson County
Batch# 30864 DEEDWARR
11/29/2017 10:15:51 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20171129-0121619

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Michael Heitzke
229 Capitol View Avenue
Nashville, TN 37207

SEND TAX BILL TO:
CMG Mortgage Inc.
3160 Crow Canyon Rd, Ste. 400
San Ramon, CA 94583

MAP/PARCEL 060-12-0-105.000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Exsau Alberto Corte, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Michael Heitzke, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the Easterly 65 feet of the Southerly 200 feet of Lot No. 15 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by John Kohl, Surveyor, on October 1, 1968, as follows:

BEGINNING on the Northerly margin of Capitol View Avenue and the Southeast corner of the property conveyed to James O. Cole and wife, by deed from T. W. Street and wife, of record in Book 2245, page 218, Register's Office for said County; thence with the Easterly margin of said Cole property, North 4 degrees 30' East 200 feet to the Southerly line of the property conveyed to Charlie B McGaw by deed from T. W. Street and wife, of record in Book 2297, page 335, Register' s Office for said County; thence with the Southerly line of said McGaw property and parallel with Northerly margin of Capitol View Avenue, Eastwardly 65 feet to a point on the line between Lots 14 and 15; thence with said line South 4 degrees 30' West 200 feet to the Northerly margin of Capitol View Avenue, thence with said Avenue, Westwardly 65 feet to the beginning.

Being the same property conveyed to Exsau Alberto Cortes, a single man by Warranty deed from Willa Faye Pennington of record in Instrument No. 20170504-0044381 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 4, 2017

This is improved property known as: **229 Capitol View Avenue, Nashville, Tennessee 37207**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs

and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 29th day of November, 2017.

WITNESS MY HAND on this the 29th day of November, 2017

Exsau Alberto Cortes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Exsau Alberto Cortes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of November, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is ~~$309,900.00~~.

AFFIANT

Subscribed and sworn to before me this the 29th day of November, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020