Karen Y Johnson Davidson County
Batch# 175188 DEEDWARR
12/18/2018 10:30:57 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20181218-0122826

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF Davidson
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JANA DRURY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires January 29, 2020	The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me, this 14th day of December, 2018. Notary Public My Commission Expires: 01-29-20

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Philip Ortiz and Juan and Rebecca L. Ortiz 605 Des Moines Dr Hermitage, TN 37076	New Owner Compass Mortgage, Inc. 27755 Diehl Road, #100 Warrenville, IL 60555	075-07-0-058.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD P. JANISZEWSKI AND JAIME E. JANISZEWSKI, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PHILIP ORTIZ, A SINGLE MAN, JUAN ORTIZ AND REBECCA L. ORTIZ, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49, Tulip Grove Subdivision, Section II, as of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 49 fronts 78.8 feet on the easterly side of Des Moines Drive and runs back 189.45 feet on the southerly line and 239.25 feet on the northerly line, which is a broker line, to a dead line in the rear measuring 96.33 feet thereon.

Being the same property conveyed to Edward P. Janiszewski and Jaime E. Janiszewski, husband and wife, by Warranty Deed dated February 18, 2014 from Josh Luttrell and wife, Jill Luttrell, recorded February 20, 2014 at Instrument No. 20140220-0014496, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **605 Des Moines Dr, Hermitage, TN 37076**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of December, 2018.

EDWARD P. JANISZEWSKI

JAIME E. JANISZEWSKI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **EDWARD P. JANISZEWSKI AND JAIME E. JANISZEWSKI,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2018.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Notary Public
My commission expires: 01-29-20