McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/03/04 08:21 3pgs
Fees:18.00 Taxes:1100.75

20041203-0144031

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Frias Martinez	New Owner	174-95
(NAME)	(NAME)	
5831 Pettus Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Estate of Josie M. Fontana,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Frias Martinez,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point on the west margin of Pettus Road, said point being N 06° 15' 55" East at 50.00 feet from Mark Stephens, et ux northeast corner; thence with the north margin of a 50 foot easement, North 83° 49' 42" West, 215.41 feet; North 61° 42' 38" West, 397.96 feet; North 60° 12' 00" West, 99.61 feet; leaving said 50 feet easement North 47° 03' 54" East, 270.39 feet to an iron pin in George Stephens' West line; thence with said line, South 41° 09' 32" East, 209.27 feet to an iron pin; South 59° 50' 45" East, 196.60 feet to an iron pin; South 78° 27' 29" East 165.81 feet to a point on the West margin of Pettus Road, George Stephens' southeast corner; thence with said margin, South 06° 15' 55" West, 156.90 feet to the beginning, containing 2.84 acres, more or less, according to a survey by P. Anthony Chapdelaine, Jr., dated 9/21/77.

BEING the same property conveyed to Josie M. Fontana by Special Warranty Deed from Transamerica Financial Services Company of record in Book 10264, Page 166, Register's Office for Davidson County, Tennessee. Josie M. Fontana is now deceased as evidenced by a Certificate of Death of record in the Office of Vital Records in Davidson County, Tennessee. Joseph D Fontana was named Executor by Order and Letters Testamentary during probate of The Estate of Josie M. Fontana in Case No. 04P-1584, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 5831 Pettus Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 29th day of November, 2004.

Joseph D. Fontana, Heir

The Estate of Josie M. Fontana

By: Joseph D. Fontana, Executor
Joseph D. Fontana, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Joseph D. Fontana as Executor for The Estate of Josie M. Fontana, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of November, 2004.

Commission expires: November 25, 2006



Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph D. Fontana, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

This the 29th day of November, 2004.

My Commission Expires: 11-25-06

Notary Public

