WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guadalupe Frias	NEW OWNER	149-11-0A
(NAME)	(NAME)	(MAP)
1116 Rural Hill Road		002.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Sarah E. Frierson, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Guadalupe Frias, a married woman, Raul Enrique Martinez-Frias, a single person, and Rene Saul Martinez-Frias, a single person, as joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phase I, Rice Hill, of record in Plat Book 6250, Page 858, as amended in Book 7050, Page 642 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah E. Frierson, unmarried, and William D. Chapman, Sr., unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed from Bradley W. White and Trudie Milton-White, husband and wife, of record in Instrument No. 20100407-0026091 Register's Office for Davidson County, Tennessee.

The said William D. Chapman, Sr. having since died on October 9, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1116 Rural Hill Road, Antioch, Tennessee 37013

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.

BILL GARRETT, Davidson County
Trans:T20170007228 DEEDWARR
Recvd: 01/25/17 12:12 2 pgs
Fees:13.00 Taxes:514.30
20170125-0008154

Witness my/our hand(s) this 23rd day of January, 2017.

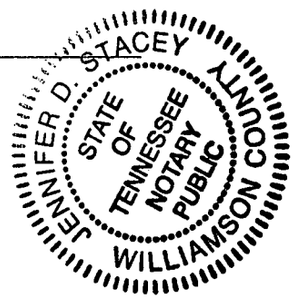
× Sarah E Frierson
Sarah E. Frierson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sarah E. Frierson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of January, 2017.

Jennifer D. Stacey
Notary Public



My Commission Expires: 9/20/17