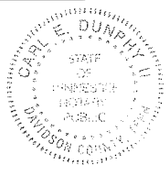
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/17 12:19 2 pgs
Fees:13.00 Taxes:444.00
20170215-0015675



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of Feb, 2017

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Flavio Martinez	SAME	17500001000
12558 Old Hickory Blvd		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fene' Cartlidge, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Flavio Martinez and Rosalio Romirez**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

All that certain parcel of land in the Second Civil District of Davidson County, Tennessee, being shown and designated TAX MAP PARCEL 175000010.00, as shown on a survey by Thomas D. Cook, PLS TN license 365, and more particularly described as follows, to wit:

BEGINNING at a 5/8 inch iron pin found at corner in an old wife fence line, said iron pin being a corner common to land of William B. Spaulding, the southwest corner of the herein described premises:

North 08 degrees 26 minutes 06 seconds East, 168.24 feet to an angle iron found at the intersection of old wire fences, northwest corner of the herein described premises; thence South 87 degrees 30 minutes 00 seconds East, (at 254.67 feet passing over a 1/2" iron pin new (capped 365), 264.00 feet to a point at the west margin of Old Hickory Boulevard, the northeast corner of the herein described premises; thence, through the right of way of Old Hickory Boulevard, South 08 degrees 26 minutes 06 seconds West, 135.88 feet to a point in the centering of Old Hickory Boulevard; thence, along or near the centerline of Old Hickory Boulevard, South 35 degrees 26 minutes 48 seconds West, 38.35 feet to a point in the centerline of Old Hickory Boulevard, the southeast corner of the herein described premises; thence, along lands of Spaulding, North 87 degrees 30 minutes 00 seconds West, (at 29.72 feet passing over a 1/2" iron pin new (capped 365) 246.49 feet to the POINT OF BEGINNING, containing 1.01 acres more or less.

Being the same property conveyed to Fene' Cartlidge, unmarried from Athene Noltie by Warranty Deed on May 28, 2015, of record in Instrument Number 20150601-0049942, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **12558 Old Hickory Blvd, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 10, 2017.

Fene' Cartlidge

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fene' Cartlidge,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 10, 2017

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC GAURY COUNTY, TENN