RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178926

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/17 15:20 3 pgs
Fees:18.00 Taxes:616.05
20170607-0057226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00.

Jamie Alvey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2017.

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

NOTARY PUBLIC

My commission expires: 6/28/17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfonso Martinez 3109 Country Way Road Antioch, TN 37013	NEW OWNER	150 03 0 209.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Six Thousand Five Hundred and 00/100 Dollars ($166,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSE SAENZ AND WIFE, RACHEL SAENZ**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ALFONSO MARTINEZ, A MARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28, Section Four Harbor Landing, as shown on plat of record in Plat Book 6900, page 879 and corrected in Book 7855, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jose Saenz, a married man and wife Rachel Saenz as joint tenants with right of survivorship, by Warranty Deed from Prosser Properties LLC, dated 8/20/2009, recorded 8/25/2009, of record in Instrument #20090825-0079772, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3109 Country Way Road, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of June, 2017.

JOSE SAENZ

RACHEL SAENZ

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, a Notary Public, Jose Saenz and wife, Rachel Saenz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~6th day~~ of June, 2017.

Notary Public

Printed Notary Name

My commission expires: 1/8/2019

Trevor D. Clines
Notary Public
ID # 525520
Commonwealth of Kentucky
My Commission Expires January 8, 2019

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY