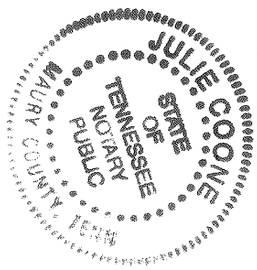
WARRANTY DEED



Bill Garrett Davidson County
Batch# 18519 DEEDWARR
10/26/2017 02:13:30 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20171026-0110037

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,000.00.**

Affiant

Subscribed and sworn to before me this 9th day of June, 2017.

Notary Public
My Commission expires: 3-3-2021
(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:
Javier Martinez	~~Seller~~ same	162-07-0-219.00
712 Yoest Circle		
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, **Michele Spencer**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Javier Vazquez Martinez and wife, Elsa Ortiz Carrillo, and Magdaleno Vazquez Olvera,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 96 on the plan of Whittemore Valley, Section 5, of record in Book 6250,Page 904, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry D. Spencer and wife, Michele D. Spencer, by Warranty Deed from Gary R. Shaffer and wife, Deborah J. Shaffer, of record in Book 8874, Page 379, Register's Office for Davidson County, Tennessee. Further Quitclaimed to Michele Spencer, By Quitclaim deed dated January 30, 2007, recorded in Instrument Number 20070130-0012434, 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 in the estimated amount of $1,236.26 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 162-07-0-219.00, which are not due and until 10/1/2017.

Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 904, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6243, Page 80, Register's Office for Davidson County, Tennessee.

This is improved property known as: **712 Yoest Circle, 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 June 9, 2017.

Michele Spencer
Michele Spencer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michele Spencer** 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 June 9, 2017

My commission expires 5-3-2021

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.