Bill Garrett Davidson County
Batch# 94682 DEEDWARR
05/21/2018 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20180521-0048344

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexandra J. Mata and Domitien A. Mata	The Huntington National Bank	176 05 0B 020.00
(NAME)	(NAME)	
209 Wildgrove Ct.	P. O. Box 5072	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Troy, MI 48007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Eight Thousand And No/100 Dollars ($228,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paul Aponte, II, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexandra J. Mata and Domitien A. Mata, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 115 on the plat of Hickory Wood Estates, Section C, of record in Plat Book 6900, Pages 885, 886, and 887, Registers Office for Davidson County to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sonya M. Wyke, unmarried by Warranty Deed from Butler Construction, LLC dated January 26, 1998 and recorded January 30, 1998 in Book 10775, Page 861, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Paul Aponte II by Successor Trustee's Deed from Renee Kammer, as Successors Trustee dated December 11, 2017 and recorded January 9, 2018 as Instrument No. 20180109-0002968 pursuant to a foreclosed Deed of Trust dated January 26, 1998 and recorded in Book 10775, Page 864 by Sonya M. Wyke, unmarried, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 209 Wildgrove Ct., Antioch, TN 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, has 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 our hands this 18th day of May, 2018

Paul Aponte, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Paul Aponte, II, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-182888FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019