Bill Garrett Davidson County
Batch# 124903 DEEDWARR
08/06/2018 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20180806-0077068

WARRANTY DEED

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 03/21/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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).
Abel Amaro Martinez	Abel Amaro Martinez	182 06 0A 098.00
(NAME)	(NAME)	
7164 Legacy Dr.	7164 Legacy Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Taylor Shea and Karen Shea, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Abel Amaro Martinez**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 98, on the Final Plat, Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, TN, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Taylor Shea and Karen Shea, husband and wife by Warranty Deed from Mark W. Perrigon and Millie Segrest Perrigon, husband and wife dated March 30, 2016 and recorded April 1, 2016 as Instrument No. 20160401-0031049, in said Register's Office for Davidson County, Tennessee.

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 7164 Legacy Dr., Antioch, TN 37013

File Number: FRN-185524SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 3rd day of August, 2018

Taylor Shea by Laurie Hart, Atty in Fact
Taylor Shea
By Laurie Hart as Attorney-in-Fact

Karen Shea by Laurie Hart, Atty in Fact
Karen Shea
By Laurie Hart as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Taylor Shea, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Taylor Shea, for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2018.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karen Shea, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Karen Shea, for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2018.

Notary Public

My Commission Expires:

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

File Number: FRN-185524SSO

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY