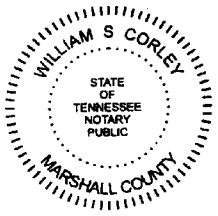
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 9 day of November, 2018

Notary Public
My Commission expires: 6/29/21
(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:
Eduardo Gonzalez Pulido Cristina Pedraza	FIRST COMMUNITY MORTGAGE	164160A11500
837 Post Oak Drive	2002 ROBERT ROSE DR, STE 101	
Antioch, TN 37013	MURFREESBORO, TN 37129	

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, **Jack Fitzsimmons and wife, Sandra Fitzsimmons and Aaron Mlasko, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eduardo Gonzalez Pulido and Cristina Pedraza, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30, Section Five, Meadow Woods, Plan of record in Instrument Number 20010605-0058130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack Fitzsimmons and wife, Sandra Fitzsimmons and Aaron Mlasko, from Jennifer M. Neal n/k/a Jennifer Neal Coons and husband, Brian Coons by Warranty Deed on June 12, 2015, of record in Instrument Number 20150618-0058393, 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 2019 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010605-0058130, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20010830-0094506 and 20010911-0098356, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 437, Page 38; Book 11387, Page 931; Book 4457, Page 350; Book 4706, Page 227; Book 6938, Page 738; Book 11056, Page 892; Book 11192, Page 383, re-recorded in Book 11565, Page 719, release filed in 20010524-0054108; Book 110056-892, Register's Office for Davidson County, Tennessee.

This is improved property known as: **837 Post Oak Drive, 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.

Karen Y Johnson Davidson County
Batch# 158182 DEEDWARR
11/09/2018 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20181109-0111201

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 November 9, 2018.

Jack Fitzsimmons by Aaron Mlasko as Atty in Fact

Jack Fitzsimmons by Aaron Mlasko as Attorney in Fact

Sandra Fitzsimmons by Aaron Mlasko as ATTY in FACT

Sandra Fitzsimmons by Aaron Mlasko as Attorney in Fact

Aaron Mlasko

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared AARON MLASKO, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for JACK FITZSIMMONS, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name JACK FITZSIMMONS, the bargainor(s), by the said AARON MLASKO, as Attorney-in-Fact.

WITNESS my hand and seal, this 9th day of November 9, 2018.

NOTARY PUBLIC My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared AARON MLASKO, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for SANDRA FITZSIMMONS, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name SANDRA FITZSIMMONS, the bargainor(s), by the said AARON MLASKO, as Attorney-in-Fact.

WITNESS my hand and seal, this 9th day of November 9, 2018.

NOTARY PUBLIC My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aaron Mlasko** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 9, 2018

Notary Public My Commission expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

Jamie Ivey
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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY