Karen Johnson Davidson County
Batch# 186057 DEEDWARR
01/18/2019 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20190118-0005401

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Salvador Onate Magana
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~17~~16TH DAY OF JANUARY, 2019.

Deanna L Cooper
Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-121524

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Salvador Onate Magana	First Community Mortgage, Inc	
(NAME) 3137 Kinwood Drive	(NAME) 262 Robert Rose Drive, Suite 101	150-09-0-195.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ARTHUR L. MACK AND WIFE, JANIE B. MACK, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SALVADOR ONATE MAGANA, SINGLE MAN, 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:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Subdivision Plan for Phase II, Forest View Park, Section V of record in Plat Book 6250, Page 458, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arthur L. Mack and wife, Janie Mack by Warranty deed from Fox Ridge Company, a limited partnership of record in Book 7066, page 963, Register's Office for Davidson County, Tennessee, dated December 03, 1986 and recorded on December 12, 1986.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of

public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3137 Kinwood Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my/our hand(s) this the ~~17~~ 16th DLC th day of January, 2019

Arthur L. Mack

Janie B. Mack

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the ~~17~~ 16th DLC th day of January, 2019, before me personally appeared Arthur L. Mack and wife, Janie B. Mack, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~17~~ 16th DLC th day of January, 2019.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Shauna Daniels, 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: 07/05/2021

