Karen Johnson Davidson County
Batch# 286908 DEEDWARR
09/17/2019 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190917-0094252

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Macario Larios Sanic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF Sept., 2019.

Car Allen
Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Macario Larios Sanic	First Community Mtg.	
(NAME)	(NAME)	
4708 Apollo Drive	2002 Robert Rose Dr. Suite 200	14909007800
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jose Frias-Martinez by Maria Princesa Frias, Atty-In-Fact**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Macario Larios Sanic, unmarried man** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 11, ON THE PLAN OF BARCLAY SQUARE, SECTION 1, AS OF RECORD IN PLAT BOOK 4460, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

FOR INFORMATION PURPOSES ONLY: 4708 Apollo Drive, Antioch, TN 37013

Being the same property conveyed to Jose Frias Martinez by virtue of that certain Quit Claim Deed dated June 4, 2004, and being of record at Instrument No. 20040621-0073294 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Carlos Pallares-Marinelarena, Jesus Manuel Flores-Marquez and Jose Frias-Martinez by virtue of Deed dated April 28, 1995 at Book 9661, Page 856 in the amount of $59,900.00 in the said Register's Office.

This instrument was executed by Maria Princesa Frias on behalf of Jose Frias-Martinez pursuant to Power of Attorney of Record in ___201909170094251___, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions of record in Book 4665, Page 648 and Book 4847, Page 830, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4708 Apollo Drive Antioch, TN 37013
(House Number) (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 hand this 16th day of September, 2019.

Jose Frias-Martinez
by Maria Princesa Frias
Atty-IN-Fact

Jose Frias-Martinez by Maria Princesa Frias, Atty-In-Fact

State of Tennessee
County of Davidson

On this 16th day of September, 2019, before me personally appeared Maria Princesa Frias, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jose Frias-Martinez and acknowledged that such person executed the same as the free act and deed of Jose Frias-Martinez as his Attorney-In-Fact.

Witness my hand, at office, this 16th day of September, 2019.

Notary's Signature
Seal
My commission expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019