WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/02 15:11 2pgs
Fees:13.00 Taxes:296.00

20021205-0150178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES .

(AFFIX SEAL)

RICHARD MAYO
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow 1319 5th Avenue North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molette Property Group, LLC	Molette Property Group, LLC	105-10-206
(NAME)	(NAME)	
744 Roycroft Place	744 Roycroft Place	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Nashville, TN 37203	
(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, Maritza Garcia aka Maritza Garcia Williams and husband, Kenneth L. Williams, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mollette Property Group, LLC, 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. 28 on the Plan of C.S. Caldwell's Roycroft Addition of record in Plat Book 332, page 37, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Maritza Garcia and husband, Kenneth L. Williams by deed of record in Book 10074, page 425, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 744 Roycroft Place, Nashville, TN 37203

(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 our hands this 27th day of November, 2002.

Maritza Garcia Williams by Kenneth L. Williams Atty in fact
Maritza Garcia Williams

Kenneth L. Williams
Kenneth L. Williams

STATE OF TENNESSEE

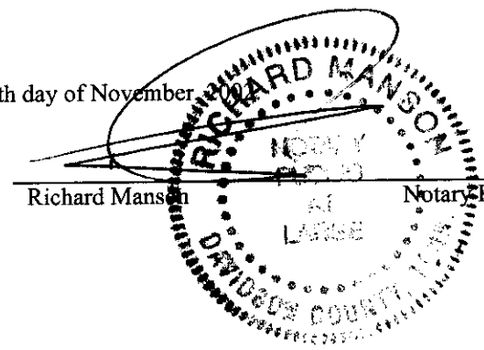
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Williams the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Personally appeared Kenneth L. Williams, 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 Maritza Garcia Williams, and who acknowledged that he executed the same as the free act and deed of the said Maritza Garcia Williams by virtue of that Power of Attorney, duly executed by the said Maritza Garcia Williams and appearing of record as Instrument No. 20021205-0150177, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 2002.

Commission expires:



Richard Manson Notary Public

My Commission Expires MAY 28, 2003