Davidson County DEEDWARR
Recvd: 09/19/03 10:59 2pgs
Fees:13.00 Taxes:334.85

20030919-0138953

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,500.00

Carrie Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

THIS INSTRUMENT WAS PREPARED BY
110

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fausto Molina	New Owner	Map 52-1
(NAME) 545 Neely's Bend	(NAME)	Parcel 162.01
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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,
David A. Anderson and Wife, Pamela Anderson , a one half undivided interest and James L Jackson and Wife, Diane W Jackson, a one-half undivided interest, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Fausto Molina and Wife, Martha Molina, 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 the westerly part of Lot No. 1, Block "E", Rainbow Terrace Subdivision, as of record in Book 843, page 9, Register's Office for said County, and also shown on a Revised Map of said subdivision made April 27, 1946, by Lewis D. Justice, Surveyor, not of record.

Said part of Lot No. 1 fronts 62 feet on the northerly side of Neely's Bend Road and extends back between lines, 146.1 feet on the westerly side with the easterly line of Lot No. 25, and 145.3 feet on the easterly side with the remainder of Lot No. 1, to the southerly line of Lot No. 2, measuring 84.25 feet thereon, according to a copy of a survey made by Ernest Medlin, Surveyor, dated October 29, 1963.

Being the same property conveyed to David A. Anderson and Wife, Pamela Anderson , a one half undivided interest and James L Jackson and Wife, Diane W Jackson, a one-half undivided interest by deed from Deborah L Leeper, unmarried of record in Instrument Number 200010240105379, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 545 Neely's Bend, Madison, TN 37115
(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/our hand(s) this 15th day of September, 2003.

James L Jackson

Diane W Jackson

David A. Anderson

Pamela Anderson

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David A. Anderson and Wife, Pamela Anderson , a one half undivided interest and James L Jackson and Wife, Diane W Jackson, a one-half undivided interest the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/15/2003

My Commission Expires: 1-23-06

Notary Public

TRACY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

File Number23080702
RETURN TO:
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