WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LaTrace McAdoo Notary Public My Comm Exp 03/20/2010 State of TENNESSEE Davidson County

BOX 13
123748

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andres Molina	SunTrust Mortgage, INC.	176-5B-101
(NAME) 6153 Firelight Trail	(NAME) 201 4th Avenue North	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	
(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, Douglas Montgomery Jr.,married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andres Molina, unmarried and Osmel Molina and wife, Nancy 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 Lot No. 196 on the Plan of Hickory Wood Estates Section "C" as of record in Plat Book 6900, Page 885 thru 887 (erroneously referred to as Page 884 to 886 in the previous deeds of record), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas Montgomery Jr., married, by deed of record in Instrument No. 20040809-0095965, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 6153 Firelight Trail, 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.

Davidson County DEEDWARR
Recvd: 11/22/06 13:39 2 pgs
Fees:13.00 Taxes:702.63

20061122-0145260

Witness my hand this 27th day of October, 2006.

Douglas Montgomery Jr.

Lisa Montgomery

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Montgomery Jr. and Lisa Montgomery with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2006.

Commission expires:

Notary Public

