THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15184

Davidson County DEEDWARR
Recvd: 09/25/07 08:22 2 pgs
Fees:13.00 Taxes:669.70
20070925-0113980

Property Address:
6130 Firelight Tr., Antioch, TN 37013 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Brad Larzelere, Jr., and wife, Cara Larzelere,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jose Antonio Miranda, unmarried, and Mayra S. Molina, unmarried, Joint Tenants with Right of Survivorship**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 219 on the Plan of Hickory Woods Estate, Section "C", as shown by plat of record in Book 6900, Page 885 thru 887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Patricia L. Barksdale, dated September 30, 2002, and recorded October 7, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200210070121694.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 20 day of September, 2007.

Bradley M Larzelere Jr {Seal}
Brad Larzelere, Jr.

Cara D. Larzelere {Seal}
Cara Larzelere

State of TENNESSEE
County of DAVIDSON

On this the 20 day of September, 2007, before me, the undersigned officer, personally appeared Brad Larzelere, Jr., known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YEARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

State of TENNESSEE
County of DAVIDSON

On this the 20 day of September, 2007, before me, the undersigned officer, personally appeared Cara Larzelere, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YEARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $181,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer A Hoffman
Affiant

Sworn to and subscribed before me this the 20th of September, 2007.

David Paul Anderson
Notary Public

My Commission expires: _____

DAVID PAUL ANDERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 21, 2011

Name of Owner and Property Address:
Mayra Molina and ~~Rosa L. Hernandez~~ Jose A. Miranda
6130 Firelight Trail
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Mayra Molina and ~~Rosa L. Hernandez~~ Jose A. Miranda.
Same as new owner.

Tax Parcel ID#: 176-05-0-B-121.00CO