File No. 280900013

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/08 10:20 2 pgs
Fees:13.00 Taxes:1063.75
20080911-0092972

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis W. Piper	New Owner	072-09-0-178.00
(NAME)	(NAME)	
1012 Spain Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Julio Molina and wife, Teresa Ortega**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Curtis W. Piper and wife, Lois Elaine Piper**, 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 Easterly one-half of Lot No. 42 on the Map of Bush Spain's Subdivision of Part of the Zack Stull Lands, as of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.

SAID Easterly one-half of Lot No. 42 fronts 50 feet on the Southerly side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Phyllis Smith Cronan and Rena Parker Smith as joint tenants with a right of survivorship by Warranty Deed from J. W. Hunt and wife, Anita Hunt of record in Book 9314, Page 32 on 03/17/1994 and filed for record on 04/15/1994, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Phyllis Smith Cronan aka Phyllis C. Smith by Quitclaim Deed from Rena Parker Smith of record in Instrument 20050106-0002218 on 12/30/2004 and filed for record on 01/06/2005, Register's Office for Davidson County, Tennessee. By Appointment of Trustee of record by Instrument No. 20060424-0046256 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to MBNA-AMERICA by Trustee's Deed from Aaron Squyres, Successor Trustee of record in Instrument 20070606-0067906 on 04/30/2007 and filed for record on 06/06/2007, Register's Office for Davidson County, Tennessee. Also, Being the same property conveyed to Julio Molina by Special Warranty Deed from Bank of America, NA of record in Instrument 20070606-0067908 on 01/26/2007 and filed for record on 06/06/2007, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: all matters as set forth per Plat Book 161, Page 129, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1012 Spain Avenue, Nashville, TN 37216
(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.

Sep. 5. 2008 8:39AM No. 2015 P. 6/28

Witness my/our hands this 5th day of September, 2008.

Julio Molina

Julio Molina

Teresa Ortega

Teresa Ortega

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Julio Molina and Teresa Ortega the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of September, 2008.

Commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280900013

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Sep. 5. 2008 8:39AM No. 2015 P. 7/28