File No. 281000184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2008.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

Davidson County DEEDWARR
Recvd: 10/22/08 11:26 2 pg
Fees:13.00 Taxes:296.00
20081022-0105822

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fausto G. Molina	Countrywide Bank	043-05-0-117.00
(NAME) 819 Delaware Ave.	(NAME) P.O. Box 961806 FTLOX-22	
(ADDRESS) Madison, TN 37115	(ADDRESS) Fort Worth, TX 76161-0206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **IKE WILLIAMS, BEN ELAM WILLIAMS, CARRIE WILLIAMS, ISAAC THROCKMORTON AND ELAINE W. WEBB**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **FAUSTO G. MOLINA, A MARRIED MAN,** hereinafter called the grantee(s), His 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. 26, Block A, Cedarcrest Estates, as shown on plat of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roberta Elam Richter by Quitclaim Deed from Roberta Elam Williams Richter, Executrix of the Estate of Robert O. Elam Sr., deceased, of record in Book 8912, Page 23, dated April 6, 1993 and filed for record on April 8, 1993, Register's Office for Davidson County, Tennessee.

Being the same property devised to Ike Williams and Ben Elam Williams, as to a life estate, with remainder to Carrie Williams, Isaac Throckmorton and Ben Elam Williams, as devisees under the Last Will and Testament of Robert Elam Richter of record under File 699 Probate Court Trousdale County.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes are a lien and are now due and payable; (2) Subject to all matters as set forth per Plat Book 974, Page 15, Register's Office for 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 819 Delaware Ave., 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 hands this 17th day of October, 2008.

Carrie Williams

Carrie Williams

Isaac Throckmorton

Elaine W. Webb

Ike Williams by Carrie Williams as A.I.F.

Ike Williams, by Carrie Williams as Attorney in Fact by virtue of POA of record as *

Ben Elam Williams

20081022.0105821

* Book _____, Page _____, Register's Office of Davidson County, Tennessee.

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 Ike Williams, Ben Elam Williams, Carrie Williams, Isaac Throckmorton and Elaine W. Webb 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 17th day of October, 2008.

Commission expires:
1/11/11

Brenda Huntsman
Notary Public

File Number: 281000184

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

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carrie Williams, with whom I am personally acquainted (or proved to me with satisfactory evidence), and who proved herself to be the Attorney in fact of Ike Williams, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand this the 17 day of October, 2008.

Brenda Huntsman
Notary Public
My Commission Expires: 1/11/11

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY