Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2009.

Notary Public

My commission expires: 1/7/2013

BILL GARRETT, Davidson County
Trans:T20090068135 DEEDWARR
Recvd: 10/06/09 11:31 2 pgs
Fees:13.00 Taxes:573.50
20091006-0092891

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benny L. Gaston	**Franklin American Mortgage Company**	**Map/Parcel 164-10-0-A-030.00CO**
209 Stonedale Way	**501 Corporate Centre Dr., Suite 400**	
Nashville, Tennessee 37013	**Franklin, TN 37067**	

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 ACKNOWLEDGE, WE,

Miguel Arenal Molina and wife, Angela Gomez Montalvo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benny L. Gaston, unmarried

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. 30 on the Plan of Village One Summerfield, of record in Instrument No. 20000211-0014170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Miguel Arenal Molina and wife, Angela Gomez Montalvo, by Warranty Deed, from Angela D. Carter and husband Kelly L. Carter, of record in Instrument No. 20060914-0114009, Dated September 8, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20000211-0014170, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11588, page 484 and amended in Book 11669, page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260 and Instrument No. 20030527-0071168, Register's Office for DAVIDSON County, Tennessee.
Option to Purchase of record in Instrument No. 20090702-0061692, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 11648, page 660 and Instrument No. 20010326-0028531, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Instrument No. 19991216-0303934 and Instrument No. 20000809-0079074, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050329-0033458 and Instrument No. 20000113-0004777, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 1141, page 327, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 11648, page 662 and Instrument No. 20010504-0046261, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 209 Stonedale Way, Nashville, Tennessee 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 30th day of September, 2009.

Miguel Arenal Molina

Angela Gomez Montalvo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Miguel Arenal Molina and Angela Gomez Montalvo , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2009.

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **09943-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027