Record & Return:
ITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00.

x Andres Encalada
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF January, 2010.

Notary Public
MY COMMISSION EXPIRES: 3/23/10
File No. G9-9178D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100006441 DEEDWARR
Recvd: 02/02/10 11:35 2 pgs
Fees:13.00 Taxes:281.20
20100202-0008289

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andres Encalada (NAME)	Andres Encalada (NAME)	72-2-122
1008 Hart Lane (STREET ADDRESS)	629 Gibson Drive (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 HEREBYACKNOWLEDGED, WE, **Luis Molina, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andres Encalada,** a married man, 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. 34 on the plan of E. B. CRAIGS SUBDIVISION, CROWNOVER PROPERTY, as shown by plat of record in Plat Book 894, Page 640-641, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Luis Molina, a married man from The CIT Group/Consumer Finance, Inc., by Special Warranty Deed dated February 25, 2005, as Instrument No. 200503020023001, in the Register's Office for Davidson County, Tennessee.

This is not the residence of the grantor nor has it ever been.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1008 Hart Lane, Nashville, TN 37216.

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. Whenever 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 15th day of January, 2010.

Luis Molina by Raphael Molina as attorney in fact

January 15, 2010
Date

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Raphael Molina, attorney-in-fact for Luis Molina, a married man, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th of January, 2010.

Notary Public
My Commission Expires: 3/20/10

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066