BILL GARRETT, Davidson County
Trans:T20100074243 DEEDWARR
Recvd: 11/23/10 10:56 2 pgs
Fees:13.00 Taxes:407.00
20101123-0093766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Julio Molina
Affiant

Subscribed and sworn to before me, this 18TH DAY OF NOVEMBER, 2010.

Mary Birchett
Notary Public

MY COMMISSION EXPIRES: 11-7-

(AFFIX SEAL)

MARY BIRCHETT NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 7, 2011

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fausto Molina and wife, Martha Molina and Julio Molina and wife, Teresa Ortega	SAME	04313014600
	(NAME)	
1140 Pierce Road (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael P. Williamson and wife, Vickie Williamson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fausto Molina and wife, Martha Molina and Julio Molina and wife, Teresa Ortega, hereinafter called the Grantees, their heirs and assigns, that 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. 13 AND 14 OF BLOCK "A" ON THE PLAN OF FOREST PARK SUBDIVISION AT MADISON, TENNESSEE, AS OF RECORD IN BOOK 843, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL P. WILLIAMSON AND WIFE, VICKIE WILLIAMSON BY SUCCESSOR TRUSTEE'S DEED FROM DANIEL L. WISCHHOF, SUCCESSOR TRUSTEE, DATED 11/05/10 AND RECORDED 11/09/10 BY INSTRUMENT NO. 20101109-0089909, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. A

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 226 Brawner Avenue, 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 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.

Witness my/our hand(s) this 18th day of November, 2010.

WARRANTY DEED
(Continued)

Michael P. Williamson

Vickie Williamson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael P. Williamson and Vickie Williamson, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2010.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072