BILL GARRETT, Davidson County
Trans:T20110023899 DEEDWARR
Recvd: 04/25/11 10:45 2 pgs
Fees:13.00 Taxes:172.98
20110425-0031234

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,750.00

Juan Molina
Affiant

Subscribed and sworn to before me, this 19TH DAY OF APRIL, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

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

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
Juan Molina and wife, Laura Molina	SAME	06106012600
	(NAME)	
1109 Inglewood Drive		
(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 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 Juan Molina and wife, Laura Molina, 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 THE SOUTHERLY 75 FEET OF LOT NO. 53 ON THE PLAN OF MAPLEWOOD HEIGHTS SUBDIVISION, OF RECORD IN BOOK 547, PAGES 77 AND 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 53 FRONTS 75 FEET ON THE WESTERLY SIDE OF SAUNDERS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 300 FEET TO A DEAD LINE IN THE REAR MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JULIO MOLINA AND WIFE, TERESA ORTEGA BY DEED FROM BARBARA WOODSON PORTER, UNMARRIED DATED 04/07/11 AND RECORDED 04/11/11 BY INSTRUMENT NO. 20110411-0027689, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

THIS CONVEYANCE IS SUBJECT TO 2011 TAXES AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 4115 Saunders 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.

Witness my/our hand(s) this 19th day of April, 2011.

WARRANTY DEED
(Continued)

Julio Molina

Julio Molina

Teresa Ortega

Teresa Ortega

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 19th day of April, 2011

Mary Birthright

Notary Public

My Commission Expires:

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

(SEAL)

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