THIS INSTRUMENT PREPARED BY & RETURN TO:
Keystone Title Inc.
264 Mallory Station Rd. St. 11
Franklin, TN 37064

Address New Owner(s)
Jay A. Legenhausen and Eileen M. Legenhausen, as Trustees of the Legenhausen Family Trust U/A/D July 21, 2007.

822 Mesa Ct.
Palo Alto, CA 94306

BILL GARRETT, Davidson County
Trans:T20110051595 DEEDWARR
Recvd: 08/22/11 13:44 2 pgs
Fees:13.00 Taxes:573.50
20110822-0064837

Send Tax Bills To:
822 Mesa Ct.
Palo Alto, CA 94306

Map & Parcel Nos.:
082-03-0-438.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **17th day of August, 2011**, by and between **Nelson Molina, unmarried**, party of the first part, and **Jay A. Legenhausen and Eileen M. Legenhausen, as Trustees of the Legenhausen Family Trust U/A/D July 21, 2007.**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FIFTY EIGHT THOUSAND AND 00/100 DOLLARS ($155,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

A tract or parcel of land in the 20th Ward of Nashville, Davidson County, Tennessee, being composed of our separate parcels described together as follows:

Beginning on a concrete monument on the westerly margin of North Fourth Street, being the northeast corner of a lot conveyed to Roy A. Adcock and wife, by Deed from Dorothea Jackson as of record in Book 1341, page 334, said Register's Office; thence with the northerly line of said lot, North 83 deg. 50' West 191.0 feet to the easterly margin of an alley; thence with said alley North 8 deg. 06' East 91.72 feet to the southerly margin of Cleveland Street, as relocated; thence with the southerly margin of said street, as relocated on a curve with a radius of 1,470.0 feet in a southeasterly direction 173.58 feet to the beginning of another curve; thence with said curve with a radius of 17.0 feet in a southeasterly direction 23.52 feet to the westerly margin of North Fourth Street; thence with the westerly margin of North Fourth Street, South 8 deg. 06' West 46.1 feet to the beginning.

Being the same property conveyed to Nelson Molina, unmarried by Warranty Deed from Symiria H. Grisby and husband, Thomas Grigsby, of record in Instrument No. 20050919-0112254, dated 09/1205, recorded 09/19/05, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); Any and all easements, restrictions, covenants, zoning, right of ways, setback lines in the Register's Office of Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The property described herewith is _X___improved or ____unimproved and also known as 842 Lischey Avenue, Nashville , TN 37207.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

NM by MAR/AIF

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

NELSON MOLINA BY Miguel A Robles
ATTORNEY IN FACT
Nelson Molina

STATE OF TENNESSEE, COUNTY OF Williamson

On this the 17th **August ,2011** before me, appeared **Miguel A. Robles** me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Nelson Molina**, and that said instrument was signed in behalf of the said **Nelson Molina**, by himself as attorney-in-fact.

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and Notarial Seal at office this **17th day of August, 2011.**

My commission expires: 7/7/14

DeAnna Gwyn
Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, ~~$158,000.00;~~ $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DG

Affiant

Subscribed and sworn to before me, this **17th day of August, 2011.**

DeAnna Gwyn
Notary Public

My commission expires: 7/7/2014

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
842 Lischey Avenue
Nashville, TN 37207