STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G12-3895D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120024851 DEEDWARR
Recvd: 04/05/12 09:49 2 pgs
Fees:13.00 Taxes:1601.73
20120405-0029058

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
2410 Gallatin Avenue, LLC (NAME)	SAME (NAME)	72-13-390
2420 Hanover Pike (STREET ADDRESS)	(STREET ADDRESS)	
Hampstead, MD 21074 (CITY) (STATE) (ZIP)	(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, **Fausto G. Molina and Martha P. Molina, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2410 Gallatin Avenue, LLC**, 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 the southerly 95 feet of Lot Nos. 1 and 2 on the plan of CHESTERFIELD PLACE, as shown by plat of record in Book 332, Page 147, in the Register's Office.

Said Parts of Lot Nos. 1 and 2 front 95 feet on the easterly side of the Gallatin Pike, as widened, and run back between lines 145 feet, more or less, on this northerly line and 179 feet on the southerly line to the westerly line of Lot No. 3 on which they measure 95 feet.

BEING the same property conveyed to Fausto G. Molina and Martha P. Molina, husband and wife from Margaret Meacham, married, by Deed dated January 30, 2002, as Instrument No. 20020219-0021090, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 332, page 147, Register's Office for Davidson County, Tennessee.

The 2011 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 2410 & 2412 Gallatin Road, Nashville, TN 37206.

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 30th day of March, 2012.

Fausto G. Molina — March 30, 2012 (Date)

Martha P. Molina — March 30, 2012 (Date)

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Fausto G. Molina and Martha P. Molina, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2012.

My Commission Expires: [illegible]

Notary Public

TRUDY MILLIKEN — STATE OF TENNESSEE — NOTARY PUBLIC — SUMNER COUNTY

PREPARED BY AND RETURN TO:

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