WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120079005 DEEDWARR
Recvd: 10/17/12 13:20 2 pgs
Fees:13.00 Taxes:92.50
20121017-0095306

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan N. Molina	Juan N. Molina	
(NAME)	(NAME)	
1109 Inglewood Drive	1109 Inglewood Drive	04212010200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Billy R. Gross and Eva J. Gross, Trustees of The Billy R. Gross and Eva J. Gross Revocable Living Trust as to a One-Half Undivided Interest and Rosemarie E. Gross and Kaden Michael Gross, as the Heirs-at-Law of Kenneth S. Gross as to a one-half undivided interest and Rosemarie Gross as Administratix of the Estate of Kenneth S. Gross, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan N. Molina and wife, Laura Molina, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 9B, Final Plat of M.N. Young's Subdivision of Lot 5 Gee Lands recorded in Instrument No. 20120829-0077859, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete and accurate description.

Being part of the same property conveyed to B. R. Gross as to a 1/2 undivided interest and Kenneth R. Gross as to a 1/2 undivided interest by deed from Shirley Byrd, now Leab, unmarried, of record in Book 7775, Page 718, Register's Office for Davidson County, Tennessee. Billy R. Gross and Eva J. having conveyed their 1/2 undivided interest to Billy R. Gross and Eva J. Gross as Trustees for the Billy R. Gross and Eva J. Gross Revocable Living Trust of record as Instrument No. 20050214-0016506, said Register's Office. The said Kenneth R. Gross having died intestate as established by Case No. 11P682 in the Probate Clerk's Office for Davidson County, Tennessee which shows Rosemarie E. Gross and Kaden Michael Gross to be the only heirs-at-law of Kenneth R. Gross.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE FINAL PLAT OF M. N. YOUNG'S SUBDIVISION OF LOT 5 GEE LANDS, A PLAT OF WHICH IS OF RECORD AS INSTRUMENT NO. 20120829-0077859 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ☐

This is improved ☑ property, known as 413 Williams Ave., 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 our hands this 15th day of October, 2012.

Billy R. Gross, Trustee of the Billy R. Gross and Eva J. Gross Revocable Living Trust

Rosemarie E. Gross, heir-at-law of Kenneth S. Gross and Administratix of the Estate of Kenneth S. Gross

Eva J. Gross, Trustee of the Billy R. Gross and Eva J. Gross Revocable Living Trust

Kaden Michael Gross, heir-at-law of Kenneth S. Gross

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of October, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy R. Gross and Eva J. Gross, as Trustees for The Billy R. Gross and Eva J. Gross Revocable Living Trust and Heirs-at-Law of Kenneth S. Gross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-3-2014

Notary Public,

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rosemarie E. Gross, Administratix of the Estate of Kenneth S. Gross, deceased, and Heir-at-Law of Kenneth S. Gross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

My Commission Expires: 3-3-14

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2012, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kaden Michael Gross, Heir-at-Law of Kenneth S. Gross, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

My Commission Expires: 3-3-14

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115