

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2013

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence J. and Jan B. Pass 832 Glen Leven Drive Nashville, TN 37204	New Owner	Map & Parcel: 82-07-389.00

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 hereby acknowledged, we,

Wilson A. Molina, an unmarried man and Luis Inamagua, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lawrence J. Pass and wife, Jan B. Pass

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:

Being Lot No. 9 on the Plan of Arrington Heights, Section II, of record in Book 3106, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilson A. Molina by Deed from Peggy D. Mathes, Administrator of the Estate of Mamie Willamein Vaughn dated January 8, 2007 of record in Instrument Number 20070109-0003839, Register's Office for Davidson County, Tennessee. Property now vests Wilson A. Molina, single and Luis Inamagua, single conveyed by Quitclaim Deed dated July 9, 2007 of record in Instrument No. 20070711-0082567, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3106, Page 129, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 717 Lischey Avenue, Nashville, TN 37207
(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 hand(s) this 29 day of April, 2013.

Wilson A. Molina

Luis Inamagua

BILL GARRETT, Davidson County
Trans:T20130035944 DEEDWARR
Recvd: 05/01/13 10:58 2 pgs
Fees:13.00 Taxes:333.00

20130501-0043544

STATE OF MN
COUNTY OF Hennepin

Personally appeared before me, Wilson A. Molina and Luis Inamagua, with whom I am personally acquainted, (or who 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, at office, this 29th day of April, 2013.

NOTARY PUBLIC

My Commission Expires:

SCOTT T ORMAN
Notary Public
Minnesota
My Commission Expires January 31, 2015

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076