BILL GARRETT, Davidson County
Trans:T20130043503 DEEDWARR
Recvd: 05/24/13 08:44 2 pgs
Fees:13.00 Taxes:222.00

20130524-0052514

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Julio Molina and wife, Teresa Ortegz	Same as new owner (NAME)	05102001900
1102 Riverwood 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 Luis Molina and wife, Maria Molina, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Julio Molina and wife, Teresa Ortegz, 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:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF SAID GRAYCROFT ROAD AND AT A CORNER WITH HARRY S. PURVIS, ET UX, 890 FEET NORTHERLY FROM THE NORTH MARGIN OF CHADWELL DRIVE AT ITS INTERSECTION WITH SAID GRAYCROFT ROAD; FROM THENCE RUNNING ON A COURSE NORTH 86 DEGREES 00 MINUTES WEST WITH THE PURVIS LINE AND PARALLEL TO THE NORTHERLY MARGIN OF SAID CHADWELL DRIVE 370.7 FEET TO O. R. SLATE'S PROPERTY LINE; THENCE NORTHERLY AND WITH SAID SLATE'S LINE NORTH 2 DEGREES 37 MINUTES EAST 130 FEET TO A POINT; THENCE EASTERLY SOUTH 86 DEGREES 00 MINUTES EAST 370.2 FEET TO A POINT IN THE WESTERLY MARGIN OF GRAYCROFT ROAD; THENCE SOUTH 2 DEGREES 23 MINUTES WEST 130 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES, MORE OR LESS. EXCLUDED FROM THE DESCRIPTION IS THAT PORTION OF THE LAND LYING WITHIN THE BOUNDARIES AND RIGHT-OF-WAY OF GRAYCROFT R

BEING THE SAME PROPERTY CONVEYED TO LUIS MOLINA AND WIFE, MARIA MOLINA BY WARRANTY DEED FROM REBECCA C. MAHAFFEY AND ROBIN D. SCIANNA-SMITH OF RECORD IN INSTRUMENT NO. 20071206-0141359, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE INTERVENING DEEDS HAVING BY CLERICAL ERROR OMMITED THE REAL LINE THEREOF. THE LEGAL DESCRIPTION FROM PRIOR DEEDS OF RECORD AT BOOK 5127, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE TAXES FOR 2013 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 204 South Graycroft Avenue, 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 15th day of May, 2013.

Luis Molina

Maria Molina

STATE OF MN

COUNTY OF HENNAIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luis Molina and wife, Maria Molina, 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 20 day of May, 2013.

Notary Public

My Commission Expires:

Edith Sandoval
Notary Public
Minnesota
My Commission Expires January 31, 2016

(SEAL)

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