STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20130071710 DEEDWARR
Recvd: 08/20/13 10:08 2 pgs
Fees:13.00 Taxes:1104.45
20130820-0087496

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2013.

Notary Public
MY COMMISSION EXPIRES: 10/18/16
File No. G13-7277D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lindsay Mya Lo (NAME)	NEW OWNER (NAME)	061-11-0-184.00
1121 Eastdale Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (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, **Emily Molina, Raphael Molina, Fausto Molina and Virginia Molina, Heirs at Law of Raphael Molina**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Mya Lo and Andrew Lo, wife and husband,** 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 Lot No. 21 on the plan of BLOCK "B" ON THE REVISED PLAN OF CERTAIN LOTS IN BLOCKS "A" AND "B", SECTION NO. 1, JACKSON PARK, as shown by plat of record in Plat Book 974, Page 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Raphael Molina from Ralph E. Scurlock and wife, Beverly C. Scurlock, by Deed dated November 30, 2005, as Instrument No. 20051202020145159, in the Register's Office for Davidson County, Tennessee. The said Raphael Molina having since died intestate September 19, 2012 leaving Virginia Molina, Raphael Molina, Fausto Molina, and Emily Molina as his heirs at law.

Pursuant to the Court Order, Case No. 13P-1347, in the Seventh Circuit Court for Davidson County, Tennessee, Emily Molina's interest in the subject property is being conveyed on her behalf by her duly appointed Guardian for a Specific Purpose, Virginia Molina.

Pursuant to the Court Order, Case No. 13P-1348, in the Seventh Circuit Court for Davidson County, Tennessee, Raphael Molina's interest in the subject property is being conveyed on his behalf by her duly appointed Guardian for a Specific Purpose, Virginia Molina.

Pursuant to the Court Order, Case No. 13P-1349, in the Seventh Circuit Court for Davidson County, Tennessee, Fausto Molina's interest in the subject property is being conveyed on her behalf by his duly appointed Guardian for a Specific Purpose, Virginia Molina.

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 Plat Book 974, page 28, Register's Office for Davidson County, Tennessee.

The 2012 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 1121 Eastdale Avenue, Nashville, TN 37216.

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 13th day of August, 2013.

EMILY MOLINA

By: Emily Molina by Virginia Molina — August 13, 2013
Virginia Molina, Guardian for Specific Purpose — Date

RAPHAEL MOLINA

By: Raphael Molina by Virginia Molina — August 13, 2013
Virginia Molina, Guardian for Specific Purpose — Date

FAUSTO MOLINA — August 13, 2013
Date

By: Fausto Molina by Virginia Molina
Virginia Molina, Guardian for Specific Purpose

Virginia Molina
Virginia Molina

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 Virginia Molina, 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 13th day of August, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Virginia Molina, Guardian for Specific Purpose for Emily Molina, Raphael Molina, and Fausto Molina, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Guardian for Specific Purpose of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of August, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066