BILL GARRETT, Davidson County
Trans:T20140014441 DEEDWARR
Recvd: 03/03/14 12:03 2 pgs
Fees:13.00 Taxes:556.48

20140303-0017748

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $150,400.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2014.

Notary Public
My commission expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

06-1402-75480

Address of New Owner:	Send Tax Bills to:	Tax Information
Seren Frantz 1113 Richmond Dr Nashville TN 37216	Franklin American Mtg. Co. 501 Corporate Centre Dr. #400 Franklin TN 37067	06107007600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Juan Molina and wife Laura Molina**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Seren Frantz**, an unmarried woman hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot Number 7, King Subdivision, Section 1, of record in Plat Book 1130, Page 94, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juan Molina and wife Laura Molina by Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C. dated May 13, 2005 and filed for record on May 19, 2005 as Instrument No. 20050519-0056706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **1113 Richmond Dr, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8 day of February, 2014.

Juan Molina

Laura Molina

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Juan Molina and Laura Molina**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of February, 2014.

Notary Public
State of Tennessee at Large

My Commission expires: 9-11-2017

