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 $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madisoon Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Molina and Fausto Molina	Richard Molina and Fausto Molina	04313014700
(NAME)	(NAME)	
1140 Pierce Rd.	1140 Pierce Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL CARRETT, Davidson County
Trans:T20140058539 DEEDWARR
Recvd: 08/11/14 10:22 2 pgs
Fees:13.00 Taxes:999.00

20140811-0072017

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, Thomas D. Tanner and wife, Carol E. Tanner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Molina and Fausto Molina, as tenants in common, 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, described as follows:

A. Being the westerly parts of Lots Nos. 1 and 2 in Block "E" on the Plan of Forrest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said westerly parts of Lots Nos. 1 and 2 adjoin and front together 101 feet on the easterly side of First Avenue, and extend back 117 feet 9 inches on the north line and 134 feet 6 inches on the south line, with the margin of Oak Street to a dead line in the rear, measuring 100 feet, more or less.

B. Being the rear or westerly 50 feet of Lots Nos. 1 and 2 of Block "E" on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 1 and 2 front 50 feet on the northerly side of Oak Street and run back between parallel lines 100 feet to the line between Lots Nos. 2 and 3 on said Plan.

C. Being Lot No. 9 of Block "E" on the Map of Forest Park Subdivision at Madison, Tennessee of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly side of Second Avenue and runs back between parallel lines along the northerly margin of Oak Street, 125 feet to a dead line.

All the above property is the same property conveyed to Thomas D. Tanner by Installment Deed dated February 21, 1994 and recorded in Book 9254, Page 745, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS APPEARING ON THE PLAT OF FOREST PARK SUBDIVISION, BLOCK "E" OF RECORD IN BOOK 843, PAGE 44, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 225 Brawner 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 8th day of August, 2014.

Thomas D. Tanner

Carol E. Tanner

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of August, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas D. Tanner and* Carol E. Tanner**, 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.

* wife

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

My Commission Expires:
January 09, 2018

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Return To:

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