This instrument prepared by:
Ashley S. Rudy, Esq.
214 Second Avenue North, Suite 103
Nashville, Tennessee 37201

MAXIMUM PRINCIPAL
INDEBTEDNESS FOR TENNESSEE
RECORDING TAX PURPOSES IS $0.00

BILL GARRETT, Davidson County
Trans:T20140069401 DEEDQC
Recvd: 09/17/14 09:02 7 pgs
Fees:37.00 Taxes:0.00
20140917-0085093

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Fausto Molina Martha Molina 1140 Pierce Road Madison, Tennessee 37115	SAME	052-01-0-209.00

KNOW ALL MEN BY THESE PRESENTS that Virginia Molina, as herself individually, and as Virginia Molina as court appointed guardian of her minor children, Emily Molina, Fausto Molina, and Raphael Molina (beneficiaries of the deceased Raphael Molina, *see Order of Guardianship attached hereto as Exhibit A*) (collectively "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Martha Molina, her heirs and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

This is improved property known as 238 Madison Boulevard, Madison Tennessee 37115.

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 16 and the Northerly part of Lot No. 17, of Block "D", on the Revised Plan of Power & Roth, Madison Park Subdivision, as of record in Book 843, Page 7, Registers Office for said County, and described as follows:

BEGINNING at the Southwest intersection of Madison Boulevard and Gallavista Avenue, thence with the margin of said Boulevard Westerly 175 feet to a point; thence with the line between said Lots Westerly 50 feet to a point; thence Southerly 25 feet to a point; thence Easterly 220 feet to a point in the Westerly margin of Gallavista Avenue; thence with the margin of same Northerly 76.2 feet to the point of BEGINNING.

Being the same property conveyed to Virginia Molina, Raphael Molina and Fausto Molina, by Special Warranty Deed dated March, 21, 2006, from JP Morgan Chase Bank N.A. of record at Instrument No. 20060321-0032354.

WITNESS my hand this 4th day of September, 2014.

Virginia Molina

Emily Molina, a minor, by Virginia Molina, Guardian

Fausto Molina, a minor, by Virginia Molina, Guardian

Raphael Molina, a minor, by Virginia Molina, Guardian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Virginia Molina, guardian for Emily Molina, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2014.



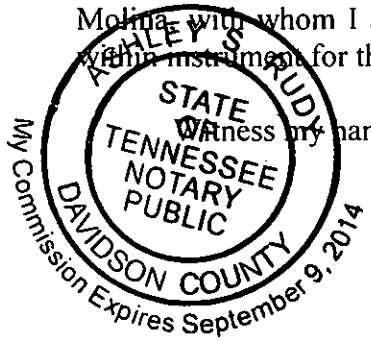
NOTARY PUBLIC

My Commission Expires: 9/9/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Virginia Molina, guardian for Raphael Molina, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2014.



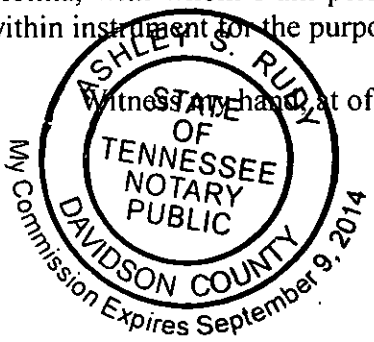
NOTARY PUBLIC

My Commission Expires: 9/9/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Virginia Molina, guardian for Fausto Molina, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2014.



NOTARY PUBLIC

My Commission Expires: 9/9/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Virginia Molina, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2014.



NOTARY PUBLIC

My Commission Expires: 9/9/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 4th day of September 2014.

PAIGE STECK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/20/2018

Copy

EXHIBIT
tabbies
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IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
2013 OCT 21 PM 3:21
RICHARD R. ROOKER, CLERK

IN THE MATTERS OF:	)	
	)	
EMILY MOLINA, under the age of 18	)	
	)	No.'s: 13P1347
RAPHAEL MOLINA, under the age of 18	)	13P1348
	)	13P1349
FAUSTO MOLINA, under the age of 18	)	Notice of Entry Requested

ORDER OF GUARDIANSHIP

This cause came to heard on the 3rd day of October, 2013 before the Honorable Randall Kennedy, Sr., presiding over the Probate Court of Davidson County, Tennessee, upon the Petitions for Guardianship for Emily Molina, Fausto Molina and Raphael Molina (the "children"), Petitioner's Motion to Consolidate and the Report and Recommendation of Guardian Ad Litem Ryan K. H. Nevin. Based upon the testimony of the Petitioner, Guardian Ad Litem Ryan K. H. Nevin and statements of counsel for the Petitioner in open court and the entire record of this cause, the Court is of the opinion that the Petitions for Guardianship of the children and the Motion to Consolidate are well taken and shall be granted. The Court hereby finds the following:

1. That Petitioner Virginia Molina is hereby appointed the Guardian of the person and property of the children, Emily Molina, Fausto Molina and Raphael Molina.

2. That the Court shall consolidate the pending guardianship matters of the children, Emily Molina, Fausto Molina and Raphael Molina into one cause of action.

3. The Court has accepted the report and recommendation submitted by the Guardian Ad Litem Ryan H. K. Nevin.

Copy

4. That the Court has approved the fee affidavit submitted by the Guardian Ad Litem Ryan K. H. Nevin whereby Mr. Nevin shall be awarded a total of $795.00 in fees, with each of the three pending matters bearing their proportionate share of the fees in the amount of $265.00.

5. The Respondents have been duly and properly notified of this proceeding by service of process.

6. All persons entitled to notice of this proceeding have been properly notified.

7. That the Clerk of this Court is directed to disburse funds held by this Court in each of the pending matters immediately to the Petitioner in the total amount of $71,183.82 (less any remaining Court costs) made payable to the Petitioner Virginia Molina as Guardian for Emily Molina, Fausto Molina and Raphael Molina.

8. That Petitioner shall establish separate investment accounts for each of the children with the funds disbursed to her by this Court.

9. That the remaining funds held by this Court, after making the disbursements stated above, in the amount of $795.00 shall be paid to the Guardian Ad Litem Ryan K. H. Nevin. Pursuant to separate order previously signed RJC

10. The Petitioner is the fit and proper person to be named Guardian of the person and property of the children.

11. That Bond and a Property Management Plan shall be waived.

12. The Petitioner shall file an Annual Status Report with the Clerk of the Court for each of the children.

It is so ORDERED.

Entered this the ____ day of _____, 2013.

JUDGE RANDALL KENNEDY, SR.

Copy

SUBMITTED FOR ENTRY:

Ashley S. Rudy (#27503)
1019 16th Avenue South
Nashville, Tennessee 37212
(615) 255-5225
Attorney for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order of Conservatorship has been mailed on this the 3rd day of October, 2013, via first class mail to:

Ryan Nevin, Esq.
The Nevin Law Firm
404 James Robertson Parkway, Suite 1850
Nashville, Tennessee 37219

Emily Molina
422 Gates Road
Goodlettsville, Tennessee 37072

Raphael Molina
422 Gates Road
Goodlettsville, Tennessee 37072

Fausto Molina
422 Gates Road
Goodlettsville, Tennessee 37072