(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

X _____
Affiant

Subscribed and sworn to before me, this 29th day of January, 2015.

_____
Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER S. DURHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agustin Garcia Bolanos	NEW OWNER	161-03-0
(NAME)	(NAME)	(MAP)
457 Tusculum Road		084.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Manuel Medina and wife, Martha L. Medina**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Agustin Garcia Bolanos and Maria de la luz Garcia Martinez, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section 1, McMurray Meadows of record in Plat Book 5060, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Manuel Medina and wife, Martha L. Medina by Warranty deed from Jack Jeng Chang Chern and wife, Su-Hsia Chern of record in Book 7994, page 32, Register's Office for Davidson County, Tennessee, dated November 28, 1989 and recorded on November 29, 1989.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 457 Tusculum Road, Nashville, Tennessee 37211

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.

BILL GARRETT, Davidson County
Trans:T20150007930 DEEDWARR
Recvd: 02/02/15 10:46 2 pgs
Fees:13.00 Taxes:407.00
20150202-0009378

Witness my/our hand(s) this 29th day of January, 2015.

Manuel Medina

Martha L. Medina

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Manuel Medina and Martha L. Medina with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of January, 2015.

Notary Public

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/20/17