BILL GARRETT, Davidson County
Trans:T20150029925 DEEDWARR
Recvd: 04/21/15 09:49 2 pgs
Fees:13.00 Taxes:333.74
20150421-0035344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,200.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julio Molina and wife, Teresa J. Ortega	Julio Molina and Teresa J. Ortega (NAME)	04204004400
1102 Riverwood Drive (ADDRESS)	1102 Riverwood Drive (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cynthia E. Gardner, Conservator for Jeanette B. Warren, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Julio Molina and wife, Teresa J. Ortega, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 19 ON THE MAP OF BRANSFORD REALTY COMPANY'S AMQUI SUBDIVISION, AS OF RECORD IN BOOK 421, PAGES 38 AND 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AS LOT NO. 3 ON THE UNRECORDED MAP OF A RESUBDIVISION OF LOT NO. 19.

BEGINNING AT A POINT IN THE CENTER LINE OF HIGHLAND CIRCLE DRIVE, THE COMMON CORNER OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTH 28 1/2 DEG. WEST 315 FEET TO THE NORTH LINE OF LOT 1; THENCE WITH THE LINE BETWEEN LOTS 1 AND 3; NORTH 86 3/4 DEG. WEST 194 FEET TO A POINT; THENCE NORTH 28 1/2 DEG. EAST 300 FEET TO THE CENTER LINE OF HIGHLAND CIRCLE DRIVE; THENCE WITH THE CENTER LINE OF SAME, EASTWARDLY 200 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JEANETTE B. WARREN BY WARRANTY DEED FROM MORRIS D. WATSON AND WIFE BRENDA T. WATSON OF RECORD AT BOOK 7248, PAGE 814, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY ORDER ENTERED DECEMBER 19, 2013 BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE CASE STYLED "IN RE: CONSERVATORSHIP OF JEANETTE B. WARREN" CASE 13P-1493, THE RIGHT TO TRANSFER REAL PROPERTY WAS REMOVED FROM JEANETTE B. WARREN AND VESTED IN CYNTHIA E. GARDNER, WHO WAS APPOINTED HER CONSERVATOR. BY SUBSEQUENT ORDER OF APRIL 10, 2015, SAID COURT APPROVED THE CONTRACT BY WHICH THIS CONVEYANCE IS MADE AND ORDERED THE CONSERVATOR TO MAKE THE WITHIN CONVEYANCE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1038 HIGHLAND CIRCLE, 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

WARRANTY DEED
(Continued)

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/our hand(s) this 17th day of April, 2015.

Cynthia E. Gardner, Conservator for Jeanette B. Warren

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia E. Gardner, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072