BILL GARRETT, Davidson County
Trans:T20150059710 DEEDWARR
Recvd: 07/22/15 10:27 2 pgs
Fees:13.00 Taxes:517.63
20150722-0071710

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-18-16
(AFFIX SEAL)

ISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Ratzlaff and Karla Suarez 1213 Thompson Place Nashville, TN 37217	**Magna Bank** **6525 Quail Hollow Road, Ste.300** **Memphis, TN 38120**	107-13-111.00

For and in 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,

Julio C. Molina, married, and John Molina, married, and Armando Molina, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tracy N. Ratzlaff and Karla Mari Suarez, husband and wife, as tenants by the entirety

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:

Being Lot No. 43 on the Plan of First Addition Miro Meadows of record in Book 1424, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julio C. Molina and John Molina and Armando Molina by Warranty Deed from Thomas E. Anderson dated July 25, 2003 of record in Instrument Number 20030729-0106891, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouses of the grantors herein.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20150722-0071709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1424, Page 106, Register's Office for Davidson County, Tennessee.
3) Property is subject to an Easement for Sewer/Storm Drainage to the Metropolitan Government of record in Book 4292, Page 96, and Book 4800, Page 230, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1213 Thompson Place, Nashville, TN 37217**
(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 hand(s) this 9th day of July, 2015.

Julio C. Molina by Eddy Molina, Attorney in Fact

John Molina by Eddy Molina, Attorney in Fact

Armando Molina by Eddy Molina, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddy Molina, Attorney-in-Fact for Julio C. Molina, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Julio C. Molina for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddy Molina, Attorney-in-Fact for John Molina, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of John Molina for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddy Molina, Attorney-in-Fact for Armando Molina, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Armando Molina for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017