BILL GARRETT, Davidson County
Trans:T20150065004 DEEDWARR
Recvd: 08/05/15 14:48 2 pgs
Fees:13.00 Taxes:673.40
20150805-0078068

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

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

Notary Public
My commission expires: 3/16/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

05-1506-66622

Address of New Owner:	Send Tax Bills to:	Tax Information:
Johnny E. Molina 3625 Longhaven Crossing Antioch TN 37013	New Owner	164-13-0-034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marisol Pena, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Johnny E. Molina and Ilsa Lizet Suazo Hernandez, husband and wife**, hereinafter called the Grantees, their successors 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, being Lot No. 196, on the Plan of Resubdivision of Lots 195 & 196, Asheford Crossing, Section One, of record in Book 8250, Page 484 (erroneously referenced in prior deed as 404), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marisol Pena by deed from Joel C. Guinn and wife, Cathy Smith Guinn, dated July 29, 2005, recorded August 25, 2005, of record in Instrument No. 20050825-0101897, Register's Office for Davidson County, Tennessee.

Anibal Pena, husband of Marisol Pena, joins in the execution of this instrument to waive his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3625 Longhaven Crossing, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

x M.P

x A.P.

WITNESS my hand this 28th day of July, 2015.

Marisol Pena

Anibal Pena

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marisol Pena and Anibal Pena**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of July, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY