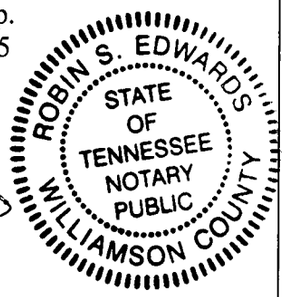
P15-7290-BW

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027



BILL GARRETT, Davidson County TO:
Trans:T20150108534 DEEDWARR
Recvd: 12/23/15 13:15 2 pgs
Fees:13.00 Taxes:305.25
20151223-0129257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **82,500.00.**

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December, 2015

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Molina	NEW OWNER	MAP
1109 Inglewood Drive		PARCEL 044-05-0-204.00 and
Nashville, TN 37216		044-05-0-203.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The Estate of Daniel C. Bechard**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Molina and wife, Laura Molina**

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:

Tract I: 303 Bridgeway Avenue (044-05-0-204.00)

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 261 fronts 50 feet on the southerly side of Bridgeway Avenue and runs back between parallel lines 154.4 feet on the easterly side and 156.9 feet on the westerly side and measures 50 feet thereon.

Tract II: 305 Bridgeway Avenue (044-05-0-203.00)

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Rayon City of record in Plat Book 843, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 260 fronts 50 feet on the southerly side of Bridgeway Avenue an runs back between parallel lines 157.5 feet on the westerly side and 156.9 feet on the easterly side and measures 50 feet at the rear.

Being the same property conveyed to Daniel C. Bechard and wife, Judy M. Bechard by Warranty deed from Larry Kent Duke and wife, Shirley Ann Duke of record in Book 7377, page 703, Register's Office for Davidson County, Tennessee, dated October 9, 1987 and recorded on October 13, 1987.

The said Judy M. Bechard died August 21, 2013, leaving Daniel C. Bechard as tenant by the entirety. The said Daniel C. Berchard died May 18, 2015, his Last Will and Testament of record in Docket No. 15P-1028, in the Probate Court for Davidson County, Tennessee.

Further said property is being sold in accordance to the Agreed Order to Authorize Sale of Land by The Executrix, Wendy Y. Ramsey, to pay debts of the Estate in the Seventh Circuit Court for Davidson County, Tennessee Probate Division No. 15PR028 filed December 16, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **303 and 305 Bridgeway Avenue, Old Hickory, TN 37136.**

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 ___ hand( ) this the 21st day of December, 2015.

The Estate of Daniel C. Bechard

BY: Wendy Y Ramsey, Executrix
Wendy Ramsey, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, personally appeared Wendy Ramsey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of **The Estate of Daniel C. Bechard**, and is authorized to execute this instrument on behalf of the Estate of Daniel C. Bechard.

Witness my hand and seal this the 21st day of December, 2015.

Notary Public

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY