BILL GARRETT, Davidson County
Trans:T20160034284 DEEDWARR
Recvd: 04/26/16 12:13 2 pgs
Fees:13.00 Taxes:702.63

20160426-0040527

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$189,900.00
Francisco Alonso Molina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th day of April, 2016.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

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
Francisco Alonso Molina 2038 Shaw Road Goodlettsville, TN 37072	Pinnacle Bank 6525 N. Quail Hollow Rd. Ste 300 Memphis, TN 38120	24-150

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,

George Williams and wife, Julie Williams

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

Francisco Alonso Molina, an unmarried man

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:

Land in the 2nd, formerly the 10th Civil District of Davidson County, Tennessee, and described according to a survey of Donald R. Carver, dated March 18, 1980, as follows:

Beginning at a point in the northerly margin of Shaw Road, said point being 50 feet southwest of the southwesterly corner of the property conveyed to John W. Gray by deed from Bryan Barry Jackson of record in Book 5590, Page 63, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Shaw Road South 76 degrees 00' West 224.0 feet to a point, said point being the southeasterly corner of the property conveyed to William Hudgins of record in Book 5209, Page 802, Register's Office for Davidson County, Tennessee; thence with the line between said lots North 2 degrees 00' East 392.00 feet to a corner post; thence South 79 degrees 00' West 100.00 feet to a point in the Owen's easterly line; thence with Owen's line North 1 degree 00' East 81.00 feet to a corner post; thence South 77 degrees 00' West 75.00 feet to a corner post; said point being in the easterly line of the T.F. Bradbury property of record in Book 4573, Page 21, Register's Office for Davidson County, Tennessee; thence with said Bradbury property along a fence line, North 2 degrees 45' East 750.00 feet to a point; thence South 38 degrees 11' East 426.40 feet to an iron pin; thence South 5 degrees 18' East 800.00 feet to the point of beginning, containing 6.0 acres, more or less.

Being the same property conveyed to George Williams and wife, Julie Williams by Warranty Deed from Angela Dale Sutherland and Danny Joe Sutherland and Angela Dale Sutherland, Executrix, dated January 15, 2002, of record in Instrument Number 20020117-007177, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to a Private Sewage Disposal System and Driveway Easement of record in Instrument Number 20030821-0121679, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2038 Shaw Road, Goodlettsville, TN 37072**
(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 25th day of April, 2016.

George Williams

Julie Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Williams and Julie Williams, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2016.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076