BILL GARRETT, Davidson County
Trans:T20160042086 DEEDWARR
Recvd: 05/19/16 10:19 2 pgs
Fees:13.00 Taxes:481.00
20160519-0050116

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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 |
|---|---|---|
| Kamron Lance Kimbro | Envoy Mortgtage, LTD (NAME) | 05201020900 |
| 238 Madison Blvd (ADDRESS) | 5100 Westheimer Rd., Ste. 320 (ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Houston, TX 77056 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Fausto Molina and wife, Martha Molina, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kamron Lance Kimbro, 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 THE EASTERLY PART OF LOT NO. 16 AND THE NORTHERLY PART OF LOT NO. 17, OF BLOCK "D", ON THE REVISED PLAN OF POWER & ROTH, MADISON PARK SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 7, REGISTERS OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST INTERSECTION OF MADISON BOULEVARD AND GALLAVISTA AVENUE, THENCE WITH THE MARGIN OF SAID BOULEVARD WESTERLY 175 FEET TO A POINT; THENCE SOUTHERLY 88.5 FEET TO A POINT IN THE LINE BETWEEN LOTS NO. 16 AND 17; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 50 FEET TO A POINT; THENCE SOUTHERLY 25 FEET TO A POINT; THENCE EASTERLY 220 FEET TO A POINT IN THE WESTERLY MARGIN OF GALLAVISTA AVENUE; THENCE WITH THE MARGIN OF SAME NORTHERLY 76.2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA MOLINA AND RAPHAEL MOLINA AND FAUSTO MOLINA BY SPECIAL WARRANTY DEED FROM JP MORGAN CHASE BANK N. A., OF RECORD AS INSTRUMENT 20060321-0032354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. VIRGINIA MOLINA AND RAPHAEL MOLINA WERE MARRIED ON THE DATE OF SAID DEED, THEIR INTERESTS THUS BEING BY THE ENTIRETIES, AND RAPHAEL MOLINA SUBSEQUENTLY DIED ON SEPTEMBER 19, 2012, BEING SURVIVED BY HIS WIFE VIRGINIA MOLINA. VIRGINIA MOLINA SUBSEQUENTLY QUITCLAIMED HER RIGHT, TITLE AND INTEREST TO MARTHA MOLINA BY AN INSTRUMENT OF RECORD AS INSTRUMENT 20140917-0085093, SAID REGISTER'S OFFICE. AN ERRONEOUS REFERENCE TO THE CHILDREN OF RAPHAEL MOLINA IN THE SAID QUITCLAIM IS CORRECTED BY AN AFFIDAVIT OF FURTHERANCE OF TITLE WHICH IS PLACED OF RECORD SIMULTANEOUSLY HEREWITH. #20160519-0050115

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 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 238 Madison Blvd, 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

# WARRANTY DEED
(Continued)

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 my/our hand(s) this 16th day of May, 2016.

Fausto Molina

Martha Molina

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fausto Molina and wife, Martha Molina, the herein bargainor(s), with whom I am personally acquainted (or 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 and official seal, this the 16th day of May, 2016.

Notary Public

My Commission Expires

(SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 08-20-2019

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