This instrument prepared from information provided by the parties without opinion of title by Daniel L. Wischhof, Attorney, 515 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR NOS.:
Fausto Molina, et. ux.	SAME	Map 043-13
1140 Pierce Road		Parcel 147
Madison, Tennessee 37115		

WARRANTY DEED

For and in consideration of Fifty Thousand Dollars [$50,000.00], part of which was previously tendered and part of which is received herewith, the receipt and sufficiency of which is acknowledged, I, **RICHARD MOLINA,** by these presents transfer and convey unto **FAUSTO MOLINA AND WIFE MARTHA MOLINA**, Grantees, all of my right, title and interest in and to the following described real property:

Land in Davidson County, Tennessee, described in the language of the prior deed as follows:

A. Being the westerly parts of Lots Nos. 1 and 2 in Block "E" on the Plan of Forrest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said westerly parts of Lots Nos. 1 and 2 adjoin and front together 101 feet on the easterly side of First Avenue, and extend back 117 feet 9 inches on the north line and 134 feet 6 inches on the south line, with the margin of Oak Street to a dead line in the rear, measuring 100 feet, more or less.

B. Being the rear or westerly 50 feet of Lots Nos. 1 and 2 of Block "E" on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 1 and 2 front 50 feet on the northerly side of Oak Street and run back between parallel lines 100 feet to the line between Lots Nos. 2 and 3 on said Plan.

C. Being Lot No. 9 of Block "E" on the Map of Forest Park Subdivision at Madison, Tennessee of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly side of Second Avenue and runs back between parallel lines along the northerly margin of Oak Street, 125 feet to a dead line.

This conveyance is made subject to property taxes for 2016 and subsequent years. Further subject to those matters appearing on the Plat of Forest Park Subdivision, Block "E" of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Richard Molina and Fausto Molina by warranty deed from Thomas D. Tanner and wife Carol E. Tanner, of record as Instrument 20140811-0072017, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160084493 DEEDWARR
Recvd: 09/26/16 14:46 2 pgs
Fees:13.00 Taxes:185.00
20160926-0101417

This is improved property known as **225 Brawner Ave., Madison, TN 37115**

FAUSTO MOLINA JOINS THIS CONVEYANCE FOR THE SOLE PURPOSE OF PERFECTING THE CONVEYANCE OF THE ENTIRE FEE TO HIMSELF AND HIS SPOUSE AS TENANTS BY THE ENTIRETY.

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 I/we do covenant with the said Grantees that I/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 I/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.

Witness my/our signatures this date: 9/21/2016.

RICHARD MOLINA

FAUSTO MOLINA

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, the within named Richard Molina and Fausto Molina, the bargainor(s), and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 9/21/2016.

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for, or value of, this transfer, whichever is greater, is $50,000.00.

Martha Molina
Affiant

Sworn to and subscribed before me this date: 9/21/2016.

Notary Public

My commission expires: 7/2/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY