Davidson County	DEEDWARR
Recvd: 01/18/17 13:59	2 pgs
Fees:13.00 Taxes:296.00	
20170118-0005503	

WARRANTY DEED

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 day of January, 2017,

Notary Public

MY COMMISSION EXPIRES: December 23, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Julio Molina and Teresa Ortega	Julio Molina and Teresa Ortega	043 13 0 255.00
(NAME)	(NAME)	
1102 Riverwood Dr.	1102 Riverwood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty Thousand And No/100 Dollars ($80,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Betty May Perales, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julio Molina and wife Teresa Ortega**, 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 Davidson County, Tennessee, being Lot No. 62 on the Map of Madison Realty Company's Subdivision of record in Plat Book 547, Page 164, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Felipe Garcia and Cosme Enriquez by Warranty Deed from Pedro J. Perales and wife, Betty May Perales dated February 23, 2006 and recorded March 13, 2006 as Instrument No. 20060313-0028505, in said Register's Office for Davidson County, Tennessee. *Being re-recorded April 19, 2006 as Instrument No. 20060419-0044996, in said Register's Office for Davidson County, Tennessee.*

Being the same property sold at Tax Sale by the Clerk & Master Docket number 09-487-11 to Aesthetic Accents, Inc. on January 20, 2010 and recorded on July 26, 2010, Instrument No. 20100726-0058377, in Register of Deeds Office for Davidson County, Tennessee and Redeemed by Pedro J. Perales and wife Betty May Perales on September 13, 2010, divesting Aesthetic Accents interest in said property.

Being the same property conveyed to Pedro J. Perales and wife Betty May Perales by Quitclaim Deed from Cosme Enriquez also known as Cosme Enriquez Villeda dated October 19, 2010 and recorded

November 19, 2010 as Instrument No. 20101119-0092824, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Pedro J. Perales and wife Betty May Perales by Quitclaim Deed from Felipe Garcia dated June 03, 2011 and recorded June 09, 2011 as Instrument No. 20110609-0044373, in said Register's Office for Davidson County, Tennessee. The said Pedro J. Perales having died on July 24, 2015 leaving Betty May Perales as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 120 Harris Street, Madison, TN 37115

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, has 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 hands this 13 day of January, 2017

Betty May Perales

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Betty May Perales, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2017.

Notary Public

My Commission Expires: December 23, 2020

(SEAL)

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: MAI-167572FC

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY