BILL GARRETT, Davidson County
Trans:T20170078461 DEEDWARR
Recvd: 09/07/17 14:14 2 pgs
Fees:13.00 Taxes:1054.50
20170907-0092157

New Owners: (send tax bills to this address)	Julio Molina and Teresa Ortega 1102 Riverwood Drive Nashville, TN 37216	Instrument Prepared by: Aaron Fletcher East Nash Title, LLC 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**026 15 0 013.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is two hundred and eighty-five thousand and 00/100 dollars ($285,000.00).

Julio Molina, Grantee/Affiant

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 1ST day of SEPTEMBER, 2017.

Notary Public

07/02/18
My commission expires

WARRANTY DEED

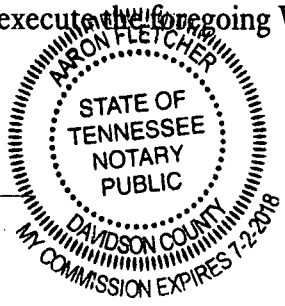
For and in consideration of two hundred and eighty-five thousand and 00/100 dollars ($285,000.00) paid by the Grantees, JULIO MOLINA and his wife TERESA ORTEGA, and other good and valuable consideration the receipt of which is hereby acknowledged, we, PENNY D. CLAUNCH and her husband THOMAS R. CLAUNCH, Grantors, hereby convey to Grantees any and all of our interest in the land described below, subject to any and all covenants and easements either of record or which we hold, and we warrant the title to that land against the lawful claims of all persons whomsoever:

Land in Davidson County, Tennessee, being Lot 56 as shown on the map entitled Section One, North Hill Estates, of record in Book 3300, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS R. CLAUNCH and his wife PENNY CLAUNCH, by deed from MINOR E. WILLIAMS and his wife MARY E. WILLIAMS, of record in Book 5967, Page 838, dated November 16, 1982, Register's Office for Davidson County, Tennessee. Being further conveyed to PENNY D. CLAUNCH by quitclaim deed from THOMAS R. CLAUNCH of record in Book 10718, Page 606, dated December 8, 1997, Register's Office for Davidson County, Tennessee.

This improved property has the street address of 204 Northside Drive Madison Tennessee 37115.

By affixing our signatures below, we hereby execute the foregoing Warranty Deed:

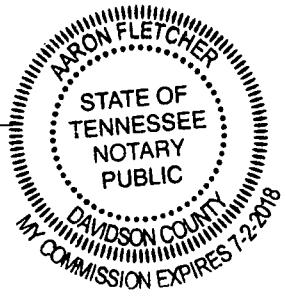


Penny D. Claunch, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 1ST day of SEPTEMBER, 2017, before me personally appeared **Penny D. Claunch**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public — My commission expires 07/02/18



Thomas R. Claunch, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 1ST day of SEPTEMBER, 2017, before me personally appeared **Thomas R. Claunch**, Grantor, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public — My commission expires 07/02/18