WARRANTY DEED

Bill Garrett Davidson County
Batch# 19608 DEEDWARR
10/31/2017 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20171031-0111351

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$140,000.00

Affiant

Subscribed and sworn to before me this 30th day of October, 2017.

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Selvyn N. Amaya	SAME	119-06-0-278.00
16 Peachtree Street		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ana Miramontes(now known as Ana Lourdes Molina) and husband, Jose F. Molina**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Selvyn N. Amaya**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36, Rosewood Estates, Section 1, of record in Plat Book 4955, Page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ana Miramontes and Luis A. Fuentes from Johnnie Edward Webb, Jr., married and Deborah L. Adams, married by Warranty Deed on October 8, 1999, of record in Book 11699, Page 934, Register's Office for Davidson County, Tennessee. Further conveyed to Leon Sharber, Trustee from Ana Miramontes and Luis A. Fuentes and then to Ana Miramontes and husband, Jose F. Molina from Leon Sharber, Trustee by Quitclaim Deed on November 15, 2001, of record in Instrument Number 20011127-0129042, Register's Office for Davidson County, Tennessee. Ana Miramontes having married Jose F. Molina February 14, 1998 and now known as Ana Lourdes Molina, and Ana Molina.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, for Map & Parcel 119-06-0-278.00, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 4955, Page 29, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5110, Page 595; Book 5176, Page 679, as amended in Book 5264, Page 398, Register's Office for Davidson County, Tennessee.

This is improved property known as: **16 Peachtree Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 20, 2017.

Ana Lourdes Molina

Jose F Molina by Attorney in Fact

Jose F. Molina
by: Ana Loures Molina, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ana Lourdes Molina** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 20, 2017.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 5-3-2021

Julie Coone
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Ana Lourdes Molina, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged herself to be the Attorney-in-fact for Josse Fausto Molina (also known as Jose F. Molina), the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jose F. Molina, the bargainor(s), by the said Ana Lourdes Molina, as Attorney-in-Fact.

WITNESS my hand and seal, this 20th day of October, 2017_____.

Julie Coone My Commission Expires: 5-3-2021
NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC SON COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered** for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.