Bill Garrett Davidson County
Batch# 57644 DEEDWARR
02/12/2018 10:48:13 AM 2 pgs
Fees: $13.00 Taxes: $1,366.78
20180212-0013758

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: May 17, 2021

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard F. Molina	Envoy Mortgage, Ltd	064 01 0 046.00
(NAME)	(NAME)	
236 Ashawn Blvd.	P.O. Box 687	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Everett, WA 98206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bobby C. Gaines Jr. and wife, Ginger M. Gaines**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard F. Molina and Martha J. Molina, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 20 on the Plan of Brandywine Place, of record in Plat Book 6250, Pages 327 and 328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby C. Gaines Jr., and wife, Ginger M. Gaines by Warranty Deed from Impact Real Estate Investments LLC, dated 12/31/2007 recorded 01/04/2008, of record in Instrument No. 20080104-0001067, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6250, Pages 327 and 328, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 6488, Page 764 and Amended Declaration of record in Book 8904, Page 855, in the Register's Office for Davidson County, Tennessee; Easement contained in Quitclaim Deed of record in Book 9523, Page 921, in the Register's Office for Davidson County, Tennessee; Charter of Brandywine Place Homeowners Association, Inc., of record in Book 6482, Page 873, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 236 Ashawn Boulevard, Old Hickory, TN 37138

File No.: 01288-41854
SMG TN Warranty Deed

(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 interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 9th day of February, 2018.

Bobby C. Gaines Jr. Ginger M. Gaines

State of Tennessee
County of Wilson

Personally appeared before me Bobby C. Gaines Jr. and Ginger M. Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2018.

Notary Public Tracey Trumphour
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122