This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5117

Karen Johnson Davidson County
Batch# 290862 DEEDWARR
09/25/2019 11:51:30 AM 6 pgs
Fees: $33.00 Taxes: $795.50
20190925-0097412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2019.

Notary Public
My Commission Expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Juan Molina Laura Ortega 1109 Inglewood Drive Nashville, TN 37216	Same as owner	033-14-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Christine Anne Pauly, Dynasti Lynn Marie Bowen, Johnathon Alexander Pauly, Ruby Janece Pauly, Randy Michael Agee and Jay Travis Agee**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Juan Molina and Laura Ortega, husband and wife**, hereinafter called the Grantee(s), 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. 60 on the Plan of Pleasant Hill, of record in Plat Book 2900, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Winston A. Webb and wife, Thelma Webb, a one-half undivided interest and Fay Pauly, single, a one-half undivided interest, as joint tenants with right of survivorship, by deed from Almon L. Presley and wife, Mildred M. Presley, of record in Book 5933, Page 199, Register's Office for Davidson County, Tennessee, dated September 2, 1982 and recorded on September 3, 1982. Winston A. Webb died in 1997 and Thelma Webb died in 2008, leaving Fay Pauly as the surviving tenant. Fay Pauly, aka Helen Fay Osborne, died on January 16, 2017 devising the subject property to Travis Glenn Pauly, John Pauly, Ruby Pauly, Dynasti Bowen, Randy Agee and Jay Agee by will admitted to the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 17P354. Travis Glenn Pauly died on June 22, 2018 and devised the property to Christine A. Pauly by will admitted to the Chancery Court of Sumner County, Tennessee, Docket No. 2018-PR-497.

This is ☒ improved or ☐ unimproved property located at: **106 Fonnic Drive, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2019 which is a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2019.

Christine Anne Pauly

Dynasti Lynn Marie Bowen

Johnathon Alexander Pauly

Ruby Janede Pauly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine Anne Pauly, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dynasti Lynn Marie Bowen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Johnathon Alexander Pauly, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ruby Janece Pauly, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTOR:

Jay Travis Agee

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jay Travis Agee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2019.

Deborah E Cates
Notary Public
My Commission expires: 03-18-2023



201909250097412

GRANTOR:

Randy Michael Agee

STATE OF TENNESSEE
COUNTY OF Tipton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy Michael Agee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2019.

Kayla Butler
Notary Public
My Commission expires: 2/15/23

KAYLA BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

201909250097412

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM