Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-2412



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $719,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of September, 2019

Notary Public

Commission Expires: 9/29/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Molinar and Amanda Molinar 802 Huntington Circle Nashville, TN 37215	New owner	131-06-0C-014.00-CO

Karen Johnson Davidson County
Batch# 292736 DEEDWARR
09/27/2019 03:08:30 PM 2 pgs
Fees: $13.00 Taxes: $2,663.63
20190927-0098744

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Danny Gokey, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Molinar and Amanda Molinar, a married couple

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 situated in Davidson County, Tennessee, and being more particularly described as follows:

Lot 126, Tract 10, Burton Hills Village of Huntington Subdivision, as shown on Plan of record in Plat Book 6250, Page 612, amended in Book 6637, Page 717, in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of said property.

Being the same property conveyed to Danny Gokey by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120320-0023502 Register's Office for Davidson County, Tennessee, dated March 13, 2012 and recorded on March 20, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 802 Huntington Circle, Nashville, TN 37215

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Leyicet Gokey, spouse of Danny Gokey, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that she may have in this property.

Dated this the 27th day of September, 2019.

Danny Gokey

By Stephanie Mundy Self, Attorney-In-Fact
Stephanie Mundy Self, Attorney-In-Fact

Leyicet Gokey

By Stephanie Mundy Self, Attorney-In-Fact
Stephanie Mundy Self, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Stephanie Mundy Self as Attorney in Fact for Danny Gokey and Leyicet Gokey**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed and as the free act and deed of the said **Danny Gokey and Leyicet Gokey**, for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2019.

CHRIS MULE' STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 4-13-20

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY