STATE OF Tennessee }
COUNTY OF Wilson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,860.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF October, 2019.

NOTARY PUBLIC

My Commission expires: 1-18-23

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19080009

Address of New Owner
Alejandro J. Molina
4015 Fairview Drive
Nashville, TN 37218

Send Tax Bills To:
~~Same~~
New Owner
4325 Ashland City Hwy. Apt 3
Nashville, TN 37218

Tax Information:
069-03-0-026.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Josh M. Weaver, an unmarried man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alejandro J. Molina, single man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 7 of Block "GG" on the Revised Plan of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Tract 2: Land in Davidson County, Tennessee, being part of Lot No. 28 of Block "GG" on the Revised Plan of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, more particularly described as follows,

Beginning on the northerly line of Lot No. 28 at the corner of Lots Nos. 6 and 7; thence with the line between said Lots Nos. 7 and 28, westwardly 50 feet to the corner of Lots Nos. 7 and 8; thence southwardly and parallel with the westerly line of said Lot No. 28, 88 feet to a point 12 feet north of the southerly line of said Lot No. 28; thence, eastwardly and parallel with the line between Lots Nos. 27 and 28, 50 feet; thence northwardly 88 feet to the beginning.

Being the same property conveyed to Josh M. Weaver, an unmarried man, by Warranty Deed from Randy T. Richards and LaRae W. Richards, Husband and Wife, dated 12/20/2017 and recorded on 12/21/2017 in Instrument 20171221-0130073, Register's Office for Davidson County, Tennessee.

This is property generally located:
4015 Fairview Drive, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 1130, Page 54, said Register's Office.
3. Easement to a Well for Water System of record in Book 2102, Page 429, said Register's Office.

Karen Johnson Davidson County
Batch# 297737 DEEDWARR
10/08/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $547.08
20191008-0103150

20191008-0103150

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and 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.

IN WITNESS WHEREOF, **Josh M. Weaver** has/have caused this instrument to be executed, this the 3 day of Oct, 2019.

Josh M. Weaver

Josh M. Weaver

STATE OF TN
COUNTY OF Chatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Josh M. Weaver,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3rd day of Oct, 2019.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHATHAM COUNTY

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9·16·2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY