THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: BTS# 2019100848

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Julio Cesar Molina 111 Gibson Drive Madison, TN 37115	Julio Cesar Molina 1102 Riverwood Dr. Nashville, TN 37216	042-16-0-037.00

WARRANTY DEED

THIS INDENTURE, made this 11th day of October, 2019 between **TERESA M. KILLEEN**, unmarried, a resident of Davidson County, Tennessee ("Grantor") and **JULIO CESAR MOLINA** and wife, **TERESA JAQUELINE ORTEGA**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Part Two, Finnland Heights, of record in Plat Book 1424, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot 16 fronts 130 feet on the easterly side of Finn Street (now Gibson Drive) and runs back between lines 130 feet on the north line and 117 feet on the south line to a dead line in the rear on which it measures 130.8 feet.

BEING PART of the same property conveyed to Sean M. Killeen and spouse, Teresa M. Killeen by Quitclaim Deed from Sean M. Killeen, of record in Instrument No. 20170519-0050067, Register's Office for Davidson County, Tennessee, dated May 17, 2017 and recorded on May 19, 2017. Sean M. Killeen died on or about November 8, 2017, leaving Teresa M. Killeen the surviving tenant by entirety.

Grantor Initials: TMK Grantee Initials: JCM JO

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Karen Johnson Davidson County
Batch# 301456 DEEDWARR
10/16/2019 10:21:02 AM 2 pgs
Fees: $13.00 Taxes: $647.50



20191016-0106014

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular 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 hereunder set Grantor's hand and seal as of the date first recited above.

Teresa M Killeen

TERESA M. KILLEEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th of October, 2019, before me personally appeared Teresa M. Killeen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Mary Birthright

Notary Public

Printed Name: Mary Birthright

Commission expires:

_____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$175,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Dawn Donnell

Affiant/Grantee

Subscribed and sworn to before me this 11th day of October, 2019.

Cheryl D. Sharp

Notary Public

My commission expires: 10/11/20

CHERYL D. SHARP
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY