THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $306,000.00

Affiant

Subscribed and sworn to before me as of the 15th day of April, 20[illegible]

Notary Public

My Commission Expires: 11-3-15

BROOKE C. [illegible] STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Johanna C. Sierra and Giovanni Suarez 5321 Cochran Drive Nashville, TN 37220	Suntrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	161-1-B-49.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **G. Kyle Rybczyk, an unmarried man** hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Johanna C. Sierra and Giovanni Suarez** wife and husband their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase One, Section Three, Aberdeen Woods of record in Plat Book 9700, Page 740, 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 G. Kyle Rybczyk by Deed from Franklin E. Jones and wife, Leah S. Jones of record at Instrument No. 20040412-0040536, Register's Office for Davidson County, Tennessee, dated April 8, 2004.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between Grantor and Grantee and assumed by the Grantee herein.

This is improved property known as: 5321 Cochran Drive, Nashville, TN 37220.

BILL GARRETT, Davidson County
Trans:T20130031513 DEEDWARR
Recvd: 04/17/13 10:42 2 pgs
Fees:13.00 Taxes:1132.20
20130417-0038259

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2013 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 740, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10790, page 189, as amended in Book 11303, page 555; Book 11714, page 843 and in Instrument No. 20000203-0011436, and in any allied instrument(s) referred to in said restrictions.
4. By-Laws of Aberdeen Woods of record in Instrument No. 20030221-0023492 and in Instrument No. 20030730-0108227.
5. Charter of Aberdeen Woods Homeowner's Association of record in Book 10792, page 896.
6. Deed of Conveyance for Common Area to Aberdeen Woods Homeowner's Association of record in Instrument Number 20010110-0003209, in the Register's Office for DavidsonCounty, Tennessee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the

15th day of April, 2013.

G. Kyle Rybczyk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **G. Kyle Rybczyk** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 15th day of April, 2013.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013