Davidson County DEEDWARR
Recvd: 04/30/14 10:36 3 pgs
Fees:18.00 Taxes:517.63
20140430-0036194

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$139,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28 DAY OF April, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV 2, 2015

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryon Suiter Sarah V. Suiter 4304 Glynda Drive Nashville, TN 37216	Franklin American Mortgage Company 501 Corporate Centre Drive, #400 Franklin, TN 37067	Map/ Parcel 06107022800

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, we,

Juan A. Jara and wife, Maria Molina

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ryon Suiter and Sarah V. Suiter, husband and wife

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 in Davidson County, Tennessee, being Lot No. 10, on the Plan of Young-Dale Subdivision, as shown on plat of record in Book 2330, Page 22, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Said lot fronts 75 feet on the easterly side of Glynda Drive and runs back between lines 215.9 feet on the southerly and 182.9 feet on the northerly line to a line in the rear on which it measures 81.7 feet.

Being the same property conveyed to Juan A. Jara and wife, Maria Molina, as to a one-half undivided interest and Julio Molina, as to a one-half undivided interest, as tenants in common with right of survivorship by Deed from James E. Johnston and wife, Teresa Johnston dated 3/6/2006 of record in Instrument Number 20060313-0028630, Register's Office for Davidson County, Tennessee. Property now vested in Juan A. Jara and wife, Maria Molina by Quitclaim Deed from Julio Molina being recorded simultaneously herewith, dated April 28, 2014 and recorded in Instrument No. 20140430-0036192, Register's office for Davidson County, Tennessee. This instrument is being executed pursuant to a Power of Attorney of record in Insturment No. 20140430-0036193 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2330, Page 22, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 2392, Page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4304 Glynda Drive, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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. 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.

Witness our hand(s) this 28th day of April, 2014.

Juan A Jara By Julio Molina Atty in Fact — Maria Molina By Julio Molina Atty in Fact

Juan A. Jara by Julio Molina, Attorney in Fact — Maria Molina by Julio Molina, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julio Molina, Attorney-in-Fact for Juan A. Jara, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Juan A. Jara for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2014

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julio Molina, Attorney-in-Fact for Maria Molina, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Maria Molina for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2014

Susan Frensley Newton
NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

