BILL GARRETT, Davidson County
Trans:T20140034903 DEEDWARR
Recvd: 05/20/14 08:38 2 pgs
Fees:13.00 Taxes:533.17

20140520-0043039

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,100.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2014

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-2-14
(AFFIX SEAL)

PAUL E. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Erle Stanley Beard 809 Nesbitt Lane Madison, TN 37115	new owner	Map/ Parcel 04207003700

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 Jara and wife, Maria Molina

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

Erle S. Beard, unmarried

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. 81 on the Plan of Section Two, Bonnie Brae, of record in Book 2330, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed Julio Molina and wife, Teresa Ortega by Deed from Joann Maynard Hindsley of record in Instrument number 20060405-0038713, Register's Office for Davidson County, Tennessee. Property was then conveyed to Juan Jara and wife, Maria Molina by Quitclaim Deed from Julio Molina and wife, Teresa Ortega dated 4/2/2008 of record in Instrument Number 20080410-0036352, Register's Office for Davidson County, Tennessee. This instrument is being executed pursuant to a Power of Attorney of record in Instrument No. 20140520-0043038, 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 123, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 2695, Page 103 and corrected in Book 2695, Page 623, Register's Office for Davidson County, Tennessee.
5) Property is subject to sanitary sewer/storm easement recorded to Metropolitan Government recorded in Book 7732, Page 976, said Register's Office.

This is improved property known as: **809 Nesbitt Lane, Madison, TN 37115**
(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 15th day of May, 2014.

JUAN JARA BY JOSE ENCALADA ATTORNY IN FACT
Juan Jara by Jose Encalada, Attorney in Fact

MARIA MOLINA BY JOSE ENCALADA ATTORNY IN FACT
Maria Molina by Jose Encalada, 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 Jose Encalada, Attorney-in-Fact for Juan 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 Jara for the purposes therein contained.

WITNESS my hand and official seal this 15th day of May, 2014

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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 Jose Encalada, 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 15th day of May, 2014

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

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