WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2016

G-VRES-15-4304

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chaley Brook Ayers and Sibyl Westbrook Ayers	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	
4304 Glynda Drive	**3701 Regent Boulevard, Suite 200**	**06107022800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Irving, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RYON SUITER AND SARAH V. SUITER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHALEY [illegible] AYERS AND SIBYL WESTBROOK AYERS, BOTH UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 10, PLAN OF YOUNG - DALE, as shown on plat of record in Plat Book 2330, Page 22, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryon Suiter and Sarah V. Suiter, husband and wife by Deed from Juan A. Jara and wife, Maria Molina, recorded on the 30th day of April, 2014 in Instrument No. 20140430-0036194, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of YOUNG - DALE, as recorded in Plat Book 2330, Page(s) 22.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2392, Page 27.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4304 Glynda Drive, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150006838 DEEDWARR
Recvd: 01/28/15 10:12 2 pgs
Fees:13.00 Taxes:993.45
20150128-0008054

Witness my/our hand(s) this the 27th DAY OF JANUARY, 2015.

Ryon Suiter

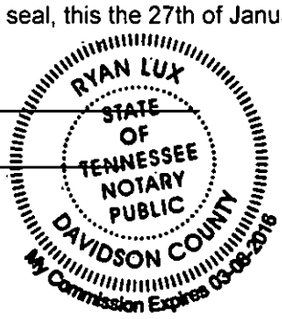
Sarah V. Suiter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYON SUITER AND SARAH V. SUITER, the within named bargainor, 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.

Witness my hand and official seal, this the 27th of January, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212