Davidson County DEEDWARR
Recvd: 03/13/15 08:19 4 pgs
Fees:23.00 Taxes:1110.00
20150313-0021519

NEW OWNER:
RYON SUITER
1505 WINDING WAY
NASHVILLE, TN 37216

SEND TAX BILLS TO:
FRANKLIN AMERICAN MORTGAGE
501 CORPORATE CENTRE DR, STE 400
FRANKLIN, TN 37067

Map & Parcel: 06108015900

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1414

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars ($300,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RYON SUITER and wife, SARAH SUITER**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 27 of Block "D" on the Plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Surveyor, December 6, 1948, as follows:
>
> Beginning on the northerly margin of Winding Way at the corner of lot Nos. 27 and 28, and being the southwest corner of property conveyed to R.K. Galloway and wife, by deed from Jackson Realty Company, Inc. of record in Book 1334, Page 398, Register's Office for said County; thence with the line between lot Nos. 27 and 28, northwardly 210 feet; thence westwardly 200 feet to the corner of lot Nos.26 and 27; thence with the line between said lots, southwardly 225 feet to the northerly margin of Winding Way; thence with the northerly margin of same, eastwardly 200 feet to the beginning.
>
> Being the same property conveyed to JIMMY COMER, by Warranty Deed from LINDA ANDERSON, married, dated December 1, 2014, and of record in Instrument Number 20141202-0110243, in the Register's Office for Davidson County, Tennessee.
>
> This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 1505 WINDING WAY ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given DATE OF DEED.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of March, 2015.

JIMMY COMER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JIMMY COMER**, 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 at office this 12th day of March, 2015.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of March, 2015.

NOTARY PUBLIC

My commission expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

True Copy Certification

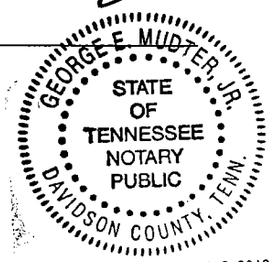
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016