WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150052357 DEEDWARR
Recvd: 06/30/15 10:17 2 pgs
Fees: 13.00 Taxes: 407.00
20150630-0062837

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of June, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Efren Ramon-Molina	Farmington Mortgage, a Division of CapStar Bank	043 05 0 135.00
(NAME)	(NAME)	
504 Anderson Ln	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ten Thousand And No/100 Dollars ($110,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mayra Jaar, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Efren Ramon-Molina, a married man**, 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(s) 3, of Block "C", as shown on the map entitled Cedarcrest Estates, of record in Plat Book 974, Page(s) 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mayra Jaar (a married person) by Warranty Deed from Suzanne K. Galbreath (a single person), dated July 22, 2010 and recorded July 26, 2010 as Instrument No. 20100726-0058409, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mayra Jaar by Deed of Correction from Suzanne K. Galbreath , dated May 27, 2015 and recorded May 27, 2015 as Instrument No. 20150527-0048638, in said Register's Office for Davidson County, Tennessee.
Jose Daniel Orelina Benitez , spouse of Mayre Jaar , joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

File Number: CLA-151926

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 504 Anderson Ln, Madison, TN 37115

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, has 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 hands this 22nd day of June, 2015.

Mayra Jaar
Mayra Jaar

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Mayra Jaar the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2015.

Notary Public

My Commission Expires:

(SEAL) 3-6-18

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
Commission Expires March 6, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File Number: CLA-151926