Box 32

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,770.00

Barbara McCord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2001.

Valerie House
Notary Public

MY COMMISSION EXPIRES: May 6, 2004
(AFFIX SEAL)

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Suite 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce E Love	GMAC Mortgage Corp.	61-6-164
(NAME)	(NAME)	
547 Maplewood Lane	1801 West End Avenue, Ste. 710	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Martin S. Komisar and wife, Frada M. Komisar, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royce E Love, 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:

Being Lot No. 12 on the Plan of Gra-Mar Acres, Section 14, of record in Book 4300, Page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martin S. Komisar and wife Freda M. Komisar, by deed of record in Instrument No. 20010124-0007314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Freda M. Komisar by Martin S. Komisar as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20020122-0008476, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 547 Maplewood Lane, 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.

Davidson County DEEDWARR
Recvd: 01/22/02 12:35 2pgs
Fees:13.00 Taxes:498.65
20020122-0008477

Witness my/our hand(s) this 19th day of December, 2001.

Martin S. Komisar

Frada M. Komisar

BY Atty-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 19th day of December, 2001, before me personally appeared Martin S. Komisar, the person who executed the foregoing instrument on behalf of Freda M. Komisar and who acknowledged that he executed the same as the free act and deed of the said Freda M. Komisar, through Power of Attorney granted him by the said Freda M. Komisar

Witness my hand and official seal at Nashville Tennessee, this the 19th day of December, 2001

Notary Public

Commission expires:5/26/2002

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, within named, Martin S. Komisar 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 Nashville, Tennessee this 19th day of December, 2001.

Commission expires: May 26, 2002

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.