WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/21/05 12:27 2 pgs
Fees:13.00 Taxes:351.50

20051121-0140266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2006~~ 5/23/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Daniel Yeomans	Homecomings Fibnancial	86-11B-26
(NAME)	(NAME)	
20430 Welborn Road ~~424 Raintree Place~~	2101 Rexford, Suite 168W	
(ADDRESS)	(ADDRESS)	
North Ft. Myers, FL 33917 ~~Hermitage, TN 37076~~	Charlotte, NC ,28211	
(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 Edwin Daniel Yeomans, married and Mark LePera, married, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3, Building No. 11, together with garage No. 11-3-6 appurtanant thereto, all as shown on the plan of Raintree Village, Phase Two, of record in Book 4860, Page 62, 63, & 64, Register's Office for, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Martin S. Komisar and wife, Frada M. Komisar, by deed of record in Instrument No. 20020221-0022259, 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 Frada M. Komisar by Martin S. Komisar as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051121-0140264 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 424 Raintree Place, Hermitage, TN 37076

(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 hands this 16th day of November, 2005.

Martin S. Komisar

Frada M. Komisar by Martin S. Komisar her 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 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2005.

Commission expires: May 28, 2006

Notary Public

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of November, 2005, before me personally appeared Martin S. Komisar, the person who executed the foregoing instrument on behalf of Frada M. Komisar and who acknowledged that he executed the same as the free act and deed of the said Frada M. Komisar, through Power of Attorney granted him by the said Frada M. Komisar.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2005.

Commission expires: May 28, 2006

Notary Public

LaTrece McAdoo NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006