Davidson County DEEDWARR
Recvd: 07/18/06 14:48 2 pgs
Fees:13.00 Taxes:2479.00

20060718-0086675

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~September 30, 2006~~. 3/20/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Leslie W. Butler	Leslie W. Butler	064-03-0-B
1172 Safety Harbor Cove	1172 Safety Harbor Cove	GROUP
Old Hickory, Tennessee 37138	Old Hickory, Tennessee 37138	PARCEL 112.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Six Hundred Seventy Thousand Dollars and Zero Cents ($670,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ronald R. Comer and wife, Connie R. Comer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Leslie W. Butler, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 190 on the Final Plat of Brandywine Pointe, Phase Six, Section Two, a Planned Unit Development, of record in Book 7900, page 947, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald R. Comer and Connie R. Comer by deed dated October 6, 2003, from Jeffrey S. Bohan and Cheryl M. Bohan of record as Instrument No. 20031008-0149424 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee.

This is:

unimproved ☐

improved ☒ property known as 1172 Safety Harbor Cove, Old Hickory, Tennessee 37135

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 12th day of July, 2006.

Connie R. Comer

Ronald R. Comer

By: Connie R. Comer
Connie R. Comer, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Connie R. Comer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Connie R. Comer , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald R. Comer, and acknowledged that she executed the same as the free act and deed of the said Ronald R. Comer.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY