WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/08 12:00 2 pgs
Fees:13.00 Taxes:1480.00

20081231-0123988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Clifford O. Richmond	**Pinnacle National Bank**	**MAP 117-9**
(NAME)	(NAME)	
2828 Kenway Drive	**211 Commerce Street Suite 300**	**PARCEL 31.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37201**	
(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, **STEPHEN KOMISAR AND BARBARA L. KOMISAR, BOTH UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFFORD O. RICHMOND, UNMARRIED,** 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 part of Lot No. 3 on the Plat of Billington's Subdivision, as of record in Book 547, page 116, Register's Office for said County. Also being Lot No. 4 on the unrecorded plan of the re-subdivision of said Lot No. 3 and part of Lot No. 4 on the Plat of said Billington's Subdivision, described together according to a survey made by E. R. Southgate & Son Surveyors, May 15, 1947, as follows:

Beginning in the center of Hilldale Drive, at a point 494 feet 4 inches north of the intersection of the center line of said Drive and Abbott Martin Road; thence with the center of Hilldale Drive northwardly 200 feet; thence westwardly 232 feet; thence southwardly 233 feet to the corner of Lots 3 and 4 on the unrecorded plan of the re-subdivision of said Lot No. 3; thence with the line between Lots No. 3 and 4, eastwardly 237 feet to the beginning.

Being the same property conveyed to Stephen Komisar and spouse, Barbara L. Komisar by Warranty Deed from Ray Griff and spouse, Trudy G. Griff, dated April 23, 1996, recorded April 23, 1996 of record in Book 10024, page 529, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been paid and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 547, page 116, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3807 Hilldale Drive, Nashville, TN 37215**

(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 30th day of December, 2008.

Stephen Komisar

Barbara L. Komisar

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Stephen Komisar and Barbara L. Komisar the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2008.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public