BILL GARRETT, Davidson County
Trans:T20090019556 DEEDQC
Recvd: 03/24/09 16:07 2 pgs
Fees:12.00 Taxes:0.00
20090324-0026652

This instrument prepared by:
Real Estate Title Services
4741 Trousdale Drive, Ste. 4
Nashivlle, TN 37220

ADDRESS NEW OWNER AS:
Travis W. Sullivan
4845 Corning Dr
Nashville, TN 37211

SEND TAX BILLS TO:
SAME

MAP AND PARCEL
133-12-206

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in had paid, by the herein named Grantee(s) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/We

JAMES L. COMER and wife, PATRICIA S. COMER

have this day bargained and do hereby transfer quitclaim and convey all our right, title and interest to their heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out herein.

TRAVIS W. SULLIVAN, unmarried

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being **Lot No. 48** on the Plat of **Greenwood Hills, Section 2** of record in Plat Book 4955, page 31, said Register's Office for Davidson County, Tennessee.

Said Lot 48 fronts 80.00 feet on the easterly margin of Dawn Drive and extends back 190.60 feet on the northerly line and 175.60 feet on the southerly line to a line in the rear on which it measures 57.25 feet.

SUBJECT TO: Easements, building setback lines and certain restrictions as shown on the Plat of Greenwood Hills, Section 2 of record in Plat Book 4955, page 31, Register's Office for Davidson County, Tennessee. **SUBJECT TO**: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the foregoing property, but excluding any covenants, conditions or restrictions that would violate Title 42 USC 3604, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **JAMES L. COMER and wife, PATRICIA S. COMER** by Warranty Deed from Charles A. Daugherty and wife, Betty Pirtle Daugherty, dated August 17, 1979, recorded August 17, 1979 in Book 5484, pages 166-168, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 428 Dawn Drive, Nashville, TN 37211

And now I/We **JAMES L. COMER and wife, PATRICIA S. COMER** for the expressed purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to **"TRAVIS W. SULLIVAN, unmarried ,**his heirs and assigns forever, the same real estate herein described, to which reference is made and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out herein.

IN WITNESS WHEREOF, the said **JAMES L. COMER and wife, PATRICIA S. COMER, have** hereunto set our signature(s) on the 23rd day of MARCH, 2009

JAMES L. COMER

PATRICIA S. COMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, James L. Comer and wife, Patricia S. Comer persons 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, at the office, this 23rd day of March, 2009

Notary Public

My Commission Expires: _____

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009

The actual consideration or value whichever is greater, for this transfer is $0.00.

Sworn to and subscribed before me this 23rd of March, 2009

Notary Public

My Commission Expires: _____

This instrument was prepared from information furnished by the parties herein and the preparer herein completed no title search, therefore we make no claim as to the status of the property herein conveyed.

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009