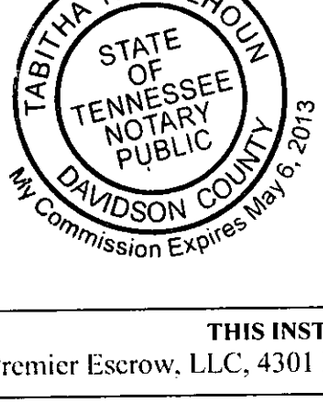
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Henning	NEW OWNER	Map 160-4
(NAME)	(NAME)	Parcel 40
5229 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, I, **EDITH M. COMER, A WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY J. HENNING AND WIFE, AMY E. HENNING,** 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 Lot No. 930 on the Plan of Brentwood Hall, Section 9, of record in Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jess L. Comer, Jr. and wife, Edith M. Comer, by deed from Thomas H. Stansel and wife, Audrey M. Stansel, of record in Book 2734, page 385, said Register's Office. Jess L. Comer, Jr. has since died, vesting title solely in Edith M. Comer.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 2331, page 92, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5229 Trousdale Drive, Nashville, Tennessee 37220
(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.

BILL GARRETT, Davidson County
Trans:T20100038477 DEEDWARR
Recvd: 06/24/10 10:37 2 pgs
Fees:13.00 Taxes:913.90
20100624-0049309

Witness my hand this 18 day of June, 2010.

Edith M. Comer by Elizabeth Hayes Comer Hester

Edith M. Comer By Elizabeth Hayes Comer Hester, Her Attorney in Fact POA as agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of June, 2010, before me personally appeared Elizabeth Hayes Comer Hester, to me known to be the person who executed the foregoing instrument on behalf of Edith M. Comer and acknowledged that she executed the same as the free act and deed of Edith M. Comer

Witness my hand and official seal at Nashville, Tennessee this 18 day of June, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public

After Recording
Return To:

Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067