11-06-011-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/11 11:52 2 pgs
Fees:13.00 Taxes:813.63
20110701-0050592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/9/14

(AFFIX SEAL)

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Comins	Bank of America	142100D01200CO
(NAME)	(NAME)	
404 Carters Glen	840 Crescent Centre Dr #460	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, Neil Ulmer and Sandra L. Ulmer f/k/a Sandra L. Thomas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth N. Comins and San Hom Yee, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot 112, CARTER'S GLEN, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 353, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Warranty Deed from TR&D Homes, Inc., a Tennessee Corporation to Phillip W. Ellison, unmarried and Sandra L. Thomas, unmarried as recorded on the 2nd day of June, 2004 in Instrument No. 20040602-0064867 and Quitclaim Deed from Phillip W. Ellison to Sandra L. Thomas as recorded on the 14th day of June, 2006 in Instrument No. 20060614-0070890, in the Register's Office of Davidson County, Tennessee. The said Sandra L. Thomas having since married and is now known as Sandra L. Ulmer.

unimproved ☐

This is improved ☑ property, known as 404 Carters Glen, Nashville, TN 37221
(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 June, 2011.

Neil Ulmer

Neil Ulmer

Sandra L. Ulmer

Sandra L. Ulmer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of June, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Neil Ulmer and Sandra L. Ulmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dee Files Kennedy

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Dee Files Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 1107
TN Warranty Deed