WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,020.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2012

Notary Public:

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

JANE GRAYER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Angela Verlinde Comer	Reliance First Capital, LLC	Parcel ID:
609 Roundhill Pl.	270 South Service Rd., Ste. 25	172120B29800CO
Nashville, TN 37211	Melville, NY 11747	

FOR AND IN 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

Charles B. Morton, Jr. and wife, Cynthia K. Morton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Angela Verlinde Comer and husband, Daniel A. Comer

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:

BEING Lot No. 476, on the Plan of Section Thirteen, Bradford Hills, of record in Plat Book 7900, Page 661, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles B. Morton, Jr., unmarried, by Quitclaim Deed from Charles B. Morton, Jr., Trustee of the Morton Little House Revocable Living Trust Agreement, dated October 11, 2006, of record in Instrument 20101020-0083922, Register's Office for said County, dated September 16, 2010. See also deed of record in Instrument 20061025-0132308, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8069, Page 170 and amended in Book 9227, Page 681 and Book 8071, Page 531, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 661, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 609 Roundhill Pl., Nashville, TN 37211

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~~ 15th day of August, 2012.

Charles B. Morton, Jr.

Cynthia K. Morton

BILL GARRETT, Davidson County
Trans:T20120063974 DEEDWARR
Recvd: 08/27/12 14:10 2 pgs
Fees:13.00 Taxes:725.27

20120827-0077025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Morton, Jr. and Cynthia K. Morton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2012.

My Commission Expires: 11/7/17

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.