BILL GARRETT, Davidson County
Trans:T20120066869 DEEDWARR
Recvd: 09/06/12 11:28 2 pgs
Fees:13.00 Taxes:1040.81
20120906-0080736

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$281,301.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2012.

Notary Public

My commission expires: 12-10-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aubrey B. Harwell Jr., Trustee	**New Owner**	**159-00-0-076**
150 4th Ave. N, Ste. 2000		
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ASHLEY LYNN GARDNER KOMISAR, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUBREY B. HARWELL JR., TRUSTEE, WITH FULL POWER TO SELL, TRANSFER, LEASE, MORTGAGE, OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Survey, April 21, 1954, as follows:

Beginning at a point in the center of Oman Memorial Drive at the northeast corner of the property conveyed to George C. Curevich and wife, Margaret L. Curevich, by Deed from Howard Gardner and wife, Alleen P. Gardner, of record in Book 2273, page 584, Register's Office for said County; thence with the center of said Drive north 80 degrees 07 minutes east 175 feet to a pin being the point of beginning for the parcel herein conveyed; thence south 07 degrees east 563.3 feet to a point; thence north 80 degrees 07 minutes east 175 feet to a point; thence north 07 degrees west 563.3 feet to a point in the center of said Drive; thence with the center of said Drive, south 80 degrees 07 minutes west 175 feet to the pin being the point of beginning, containing 2.26 acres, more or less.

Being the same property conveyed to CARL P. GARDNER, by Deed from BERNARD L. MCGEHEE AND MICHAEL E. MCGEHEE, of record in Book 7278, page 100, dated June 12, 1987, said Register's Office. Then being further conveyed to GARDNER FAMILY PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed from CARL P. GARDNER, of record in Book 9903, page 512, dated December 28, 1995, said Register's Office. Then being further conveyed to ASHLEY LYNN GARDNER KOMISAR AND SPOUSE, SAUL KOMISAR, by Quitclaim Deed from GARDNER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20010806-0084063, dated July 31, 2001, said Register's Office. Then being further conveyed to ASHLEY LYNN GARDNER KOMISAR, by Quitclaim Deed from SAUL KOMISAR, of record as Instrument No. 20120109-0002043, dated December 27, 2011, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE, AND ANY AND ALL ZONING REGULATIONS, AS MAY AFFECT THE PREMISES.

This is unimproved property known as **1127 Oman Drive, Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of

said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my/our hand(s) this 4th day of September, 2012.

Ashley Lynn Gardner Komisar by Carl Ashbaugh Gardner, Attorney in Fact

Ashley Lynn Gardner Komisar by Carl Ashbaugh Gardner, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carl Ashbaugh Gardner, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Ashley Lynn Gardner Komisar, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Ashley Lynn Gardner Komisar, the within named bargainor by the said Carl Ashbaugh Gardner, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 4th day of September, 2012.

Hillary Torrence
Notary Public

My Commission Expires: 12-10-12

