NEW OWNER:

Jimmy Comer and Bobby Beadle
6012 Bluewater Drive
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
NEW OWNER

Map 084
Group 11-0
Parcel 110.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0863

BILL GARRETT, Davidson County
Trans:T20120090284 DEEDWARR
Recvd: 11/27/12 14:12 3 pgs
Fees:18.00 Taxes:259.00
20121127-0108864

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy Thousand and 00/100 Dollars ($70,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NICOLE L. MARTIN, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JIMMY COMER and BOBBY BEADLE as tenants in common,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Maplecrest of record in Plat Book 1835, Page 27 & 28, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nicole L. Martin by Warranty Deed from Jon R. Slaughter, married, dated June 24, 1998 and of record in Record Book 11009, Page 211, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2346 Dennywood Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of November, 2012.

NICOLE L. MARTIN

LEE W. MARTIN, for the purpose of conveying his specific marital interest herein

By:
Nicole L. Martin, Attorney-In-Fact Pursuant to Power of Attorney of Record in Book *, Page _____, RODCT.

*20121127-0108863

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NICOLE L. MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument.

WITNESS my hand and official seal at office this 16th day of November, 2012.

NOTARY PUBLIC

My commission expires: 6-7-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NICOLE L. MARTIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **LEE W. MARTIN**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of November, 2012.

NOTARY PUBLIC

My commission expires: 6-7-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$70,000.00.**

Celia Stewart Pearse
AFFIANT

Sworn to and subscribed to before me this 16th day of November, 2012.

Christy Malone-Smith
NOTARY PUBLIC

My commission expires: 8-16-2015

CHRISTY MALONE-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY