BILL GARRETT, Davidson County
Trans:T20130031263 DEEDWARR
Recvd: 04/16/13 15:21 2 pgs
Fees:13.00 Taxes:832.50
20130416-0037984

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0084HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2013.

J. Brandon Miller
Notary Public
Commission Expires: 9-9-2014

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
George Comeaux 1309 Haysboro Avenue Nashville, TN 37216	SunTrust Mortgage 901 Semmes Avenue Richmond, VA 23224	061.04-0-077.00

WARRANTY DEED

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, I/WE,

Kenneth L. Saefkow, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Comeaux, unmarried and Amanda Connolly, unmarried

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. 12, Block B, on the Plan of the Map of Hayesboro Development Company, Hayesboro Subdivision a part of The Marina McGaugney Property, of record in Book 1130, Page 47, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Saefkow, unmarried by Warranty Deed from Mary E. Hunter and husband Warner J. Hutton dated 12/20/06 and filed for record on 12/20/06 in Instrument # 20061220-0156716, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1309 Haysboro Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of April, 2013.

Kenneth L. Saefkow

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth L. Saefkow** 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 Hendersonville, Tennessee this 12th day of April, 2013.

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)