BILL GARRETT, Davidson County
Trans:T20130036256 DEEDWARR
Recvd: 05/02/13 08:17 3 pgs
Fees:18.00 Taxes:573.13
20130502-0043937

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN132823

WARRANTY DEED

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2013.

NOTARY PUBLIC

My commission expires: 9/8/13

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Jerome and Mary Catherine Nelson 805 Oak St. Nashville, TN 37216	Same address as new owner	061140105.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Four Thousand Nine Hundred and 00/100 Dollars ($154,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID TODD COMER, UNMARRIED, and BOYD L. COMER AND WIFE, DONNA M. COMER,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW JEROME AND MARY C. NELSON, BOTH UNMARRIED,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Situate, lying and being in Zone 6 of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being all of Lot #17 on the Plan of Baxter Heights, as of record in Book 2083, Page 94, Register's Office for said County, said lot fronts 135 feet on the northerly side of Oak Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to David Todd Comer, by Quitclaim Deed from Boyd L. Comer and wife, Donna M. Comer, dated 8/13/2010, recorded 8/18/2010, of record in Instrument 20100818-0065406, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 805 Oak Street, Nashville, TN 37216.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Boyd L. Comer and Donna M. Comer hereby join in this conveyance to convey any and all interest they may have remaining after executing a certain Quitclaim Deed of record in Instrument No. 20100818-0065406, in the Register's Office for Davidson County, Tennessee.

WITNESS MY/OUR HANDS, this the 25 day of April, 2013.

DAVID TODD COMER

BOYD L. COMER

DONNA M. COMER

STATE OF West Virginia
COUNTY OF Mercer

Personally appeared before me, a Notary Public, Boyd L. Comer and Donna M. Comer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of April, 2013.

NOTARY PUBLIC OFFICIAL SEAL
ELIZABETH C. BREWSTER
State of West Virginia
My Commission Expires February 16, 2015
FIRST COMMUNITY BANK
211 Federal Street Bluefield, WV 24701

Notary Public

Elizabeth C. Brewster
Printed Notary Name

My commission expires: February 16, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, David Todd Comer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25 day of April, 2013.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

