BILL GARRETT, Davidson County
Trans:T20130038198 DEEDWARR
Recvd: 05/07/13 15:12 2 pgs
Fees:13.00 Taxes:166.50

20130507-0046154

NEW OWNER:

Jimmy Comer and Steve Livingston
6012 Bluewater Dr
Lebanon TN 37087

SEND TAX BILLS TO:
NEW OWNER

Map 135
Group 12-0-A
Parcel 006.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 13-0469

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty Five Thousand and 00/100 Dollars ($45,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MANDY CHERIE BLAUL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JIMMY COMER and STEVE LIVINGSTON, tenants in common** ("Grantee"), her 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 Unit No. 2011 and Garage Unit No. 2011-G on the plan of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being further established by the Master Deed for Nashboro Village Twelve Condominiums, a Horizontal Property Regime, of record in Book 4827, Page 30 as amended in Book 6153, Page 252 and Instrument 200906030051209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set for in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unite and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Mandy Cherie Blaul, unmarried by Warranty Deed from Vincent A. Culhane and Carolyn Milhiser, husband and wife, dated September 23, 2011, and of record in Instrument No. 20111003-0076439, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2011 Nashboro Boulevard, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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 3 day of May, 2013.

Mandy Cherie Blaul
MANDY CHERIE BLAUL

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 3 day of May, 2013.

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIANT

Sworn to and subscribed to before me this 3 day of ~~February~~ May, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016