THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31295-07-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00. Affiant Subscribed and sworn to before me this 12th day of July, 2013. Notary Public My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE NOTARY DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Bobby E. Price, Jr. 170 Chickering Meadows Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 158 050 A 00700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bret E. Comolli and wife, Jacqueline A. Comolli**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bobby E. Price, Jr.** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 170 Chickering Meadows, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130059984 DEEDWARR
Recvd: 07/15/13 11:14 3 pgs
Fees:18.00 Taxes:6660.00
20130715-0072888

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of July, 2013.

Bret E. Comolli

Jacqueline A. Comolli

STATE OF CA, COUNTY OF San Mateo SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bret E. Comolli and Jacqueline A. Comolli**, 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, at office, this 12th day of July, 2013.

Notary Public

My Commission Expires: 5.26.14

SUSAN E. BURNETT
COMM. # 1887628
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES MAY 26, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Chickering Meadow, of record in Plat Book 6900, page 501, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bret E. Comolli and wife, Jacqueline A. Comolli, by deed dated June 4, 2003, from Laura W. Baugh and husband, Wendell P. Baugh, III, of record in Instrument No. 20030605-0077801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Chickering Meadows, of record in Book 7447, page 254, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Chickering Meadows Homeowners' Association of record in Book 7563, page 40, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 501, Register's Office for Davidson County, Tennessee.