NEW OWNER:

JIMMY COMER
108 BLUE HILLS COURT
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0617

Map 084
Group 15-0
Parcel 097.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130061405 DEEDWARR
Recvd: 07/18/13 14:20 3 pgs
Fees:18.00 Taxes:277.50
20130718-0074537

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICKEY C. ROGERS and wife, ALLISON S. ROGERS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JIMMY COMER**, ("Grantee"), his heirs 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 located in DAVIDSON County, Tennessee, being part of Lot No. 53 on the Plan of Castlewood Estates, Section I, as of record in Book 2331, page 2, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 53 fronts 100.0 feet on the west side of Blue Hills Court and extends back 230.2 feet on the north side and 237.9 feet on the south side to a line in the rear, measuring 100.2 feet.

Being the same property conveyed to RICKEY C. ROGERS and wife ALLISON S. ROGERS by Warranty Deed from Maebelle N. Denney, a widow, dated June 23, 2010, and of record in Instrument 20100713-0055017, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **108 BLUE HILLS COURT, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/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 matters shown on the plat of record at Plat Book 2331, Page 2, and any and all restrictions, existing roadways, easements and rights-of-way of record.

This property is being conveyed in an **"AS IS"** condition.

POSSESSION shall be given with date of deed.

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

WITNESS OUR SIGNATURES hereto this 16th day of July, 2013.

RICKEY C. ROGERS

ALLISON S. ROGERS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICKEY C. ROGERS and wife, ALLISON S. ROGERS**, 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 official seal at office this 16th day of July, 2013.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$75,000.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of July, 2013.

NOTARY PUBLIC

My commission expires: 