NEW OWNER:

Connie M. Williams
Sheila F. Tidwell
P.O. Box 291985
Nashville, TN 37229

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1065

Map/Parcel: 084-15-0-097.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130091708 DEEDWARR
Recvd: 10/25/13 09:57 2 pgs
Fees:13.00 Taxes:629.00
20131025-0111288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CONNIE M. WILLIAMS AND SHEILA F. TIDWELL, joint tenants with rights of survivorship** ("Grantees"), their 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 located in Davidson County, Tennessee, being part of Lot No. 53 on the Plan of Castlewood Estates, Section 1, as of record in Book 2331, Page 72, 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 Jimmy Comer by Warranty Deed from Rickey C. Rogers and wife, Allison S. Rogers, recorded on the 18th day of July, 2013 in Instrument No. 20130718-0074537, in the Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as: 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 Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees 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 deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15 day of **October, 2013**.

JIMMY COMER

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office 15 day of **October, 2013**.

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **170,000.00** .

AFFIANT

Sworn to and subscribed to before me 15 day of **October, 2013**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY