BILL GARRETT, Davidson County
Trans:T20130092941 DEEDWARR
Recvd: 10/30/13 12:40 2 pgs
Fees:13.00 Taxes:2020.20
20131030-0112713

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52918
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann E. Kent Barbara J. Pina 5556 Hillview Drive Brentwood, Tennessee 37027	New Owners: Ann E. Kent and Barbara J. Pina 5556 Hillview Drive Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 16009003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$546,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard P. Komando and Vivian G. Moriera Komando, husband and wife,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann E. Kent and Barbara J. Pina, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Oak Hill Estates, Section Three of record in Book 4860, pages 3, 4 and 5, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard P. Komando and Vivian G. Moreira Komando, husband and wife, by Special Warranty Deed from Prudential Relocation, Inc., dated July 26, 2010 and recorded on August 19, 2010 of record in Doc. No. 20100819-0065487, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860 Pages 3, 4 and 5, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.

This is improved property, known as: 5556 Hillview Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of October, 2013.

Richard P. Komando

Richard P. Komando

Vivian G. Moreira Komando

Vivian G. ~~Moriera~~ Komando
MOREIRA

State of FLORIDA
County of Walton

On this 25 day of October, 2013 , before me the undersigned authority, personally appeared Richard P. Komando and Vivian G. Moriera Komando , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 4/2/16

Barbara Stratton
Notary

BARBARA STRATTON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE134498
Exp. 4/2/2016

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $546,000.00

Affiant

Sworn and subscribed before me this the 25th day of October, 2013

Notary Public

My Commission Expires: 10/2/2017

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017