NEW OWNER:

Jimmy Comer
8010 Bonnafair Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

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

SEND TAX BILLS TO:

New Owner

FILE NO: 13-1268

Map 074

Group 08-0

Parcel 081.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130105273 DEEDWARR
Recvd: 12/18/13 09:33 2 pgs
Fees:13.00 Taxes:236.80

20131218-0127678

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Four Thousand and 00/100 Dollars ($64,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SUSAN J. LYNCH, unmarried**, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JIMMY COMER** ("Grantee"), his 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 Lot No. 670 on the Plan of Hermitage Hills, Section 7, as of record in Plat Book 3300, Page 62 & 63, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kevin James Lynch and wife, Susan J. Lynch, by Warranty Deed from George F. Arnall and wife, Mary B. Arnall, dated April 5, 1983, and of record in Book 6032, Page 865, Register's Office for Davidson County, Tennessee. Kevin James passed away on July 17, 2006, and had remained married to Susan J. Lynch, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Susan J. Lynch as surviving tenant by the entirety.

This is IMPROVED property known as 8010 Bonnafair Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 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 12 day of **December, 2013**.

SUSAN J. LYNCH

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seal at office 12 day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **64,000.00**.

AFFIANT

Sworn to and subscribed to before me 12 day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY