NEW OWNER:

Jimmy Comer
6012 Bluewater Drive
Lebanon, TN 37087

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 14-0043

SEND TAX BILLS TO:

New Owner

Map 149

Group 13-0

Parcel 096.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140008765 DEEDWARR
Recvd: 02/06/14 14:03 2 pgs
Fees:13.00 Taxes:370.00
20140206-0010702

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thousand and 00/100 Dollars ($100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMICA S. PRESTON, married,** ("Grantors") 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. 102 on the plan of Section One, Chadfield, of record in Book 7900, Page 836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jamica S. Preston, by Warranty Deed from Sailom Boualaphanh and wife, Malikan Boulaphanh, dated May 19, 2009, and of record Instrument No. 20090521-0046859, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 913 Chadfield Court, Antioch, Tennessee 37013.

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.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 4th day of **February, 2014**.

JAMICA S. PRESTON

KEVIN L. PRESTON, for the purpose of conveying his Specific marital interest herein

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office 4th day of **February, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

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

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The actual consideration or value, whichever is greater, for this transfer is $ **100,000.00**.

AFFIANT

Sworn to and subscribed to before me 5th day of ~~February, 2014~~.

NOTARY PUBLIC

My commission expires: 5-30-17

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