NEW OWNER:

Habitat for Humanity of Greater Nashville
2950 Kraft Dr. Ste 100
Nashville, TN 37204

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: 14-0115

Map 149 Group 13-0 Parcel 096.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 03/11/14 14:47 3 pgs
Fees:18.00 Taxes:481.00
20140311-0020467

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty Thousand and 00/100 Dollars ($130,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HABITAT FOR HUMANITY OF GREATER NASHVILLE** ("Grantee"), its 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:

A 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 Plat 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 Jimmy Comer, by Warranty Deed from Jamica S. Preston, married, dated February 4, 2014, and of record Instrument No. 20140206-0010702, 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, its 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 7th day of **March, 2014**.

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 7th day of **March, 2014**.

NOTARY PUBLIC

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

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **130,000.00**.

AFFIANT

Sworn to and subscribed to before me 10th day of **March, 2014**.

NOTARY PUBLIC

BRITTANY T. PUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 7-25-16

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE