BILL GARRETT, Davidson County
Trans:T20140024666 DEEDWARR
Recvd: 04/11/14 11:13 2 pgs
Fees:13.00 Taxes:349.65

20140411-0030507

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of April, 2014. Notary Public MY COMMISSION EXPIRES: 8-16-14 (AFFIX SEAL)

LYNDA L. MARVEL NOTARY PUBLIC STATE OF TENNESSEE FAYETTE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria A Reyes	BANK OF AMERICA, N.A.	120-02-0-070.00
(NAME) 1202 Saturn Drive	(NAME) 4500 AMON CARTER BLVD.	
(ADDRESS) Nashville, TN 37067	(ADDRESS) FT. WORTH, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Monte P. Comardelle, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Maria A Reyes, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Stardust Acres, of record in Plat Book 1424, page 92, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Monte P. Comardelle by Warranty Deed dated September 28, 2007 from Betty Bailey and husband, Ramel A. Bailey and filed of record in Instrument No. 20071017-0123231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1202 Saturn Drive, Nashville, TN 37067

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns,

against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

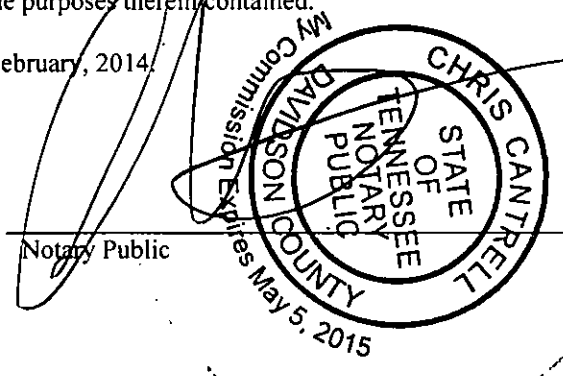
Witness our hands this **28th** day of **February, 2014.**

Monte P. Comardelle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Monte P. Comardelle**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2014.



Notary Public

My commission expires: _____