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

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0306

Map 095 Group 03-0-A Parcel 069.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140027340 DEEDWARR
Recvd: 04/22/14 13:10 2 pgs
Fees:13.00 Taxes:185.00
20140422-0033694

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty Thousand and 00/100 Dollars** ($50,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **FLORENCE E. DENNISTON** ("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 Davidson County, Tennessee, Being Unit No. 69 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Plat Book 6685, Page 253, in the Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275 in the Registrar's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Florence E. Denniston, by Quitclaim Deed from 1994-N2 Tennessee Associates, L.P., dated October 29, 1999, and of record as Instrument No. 20000118-0005853, Register's Office for Davidson County, Tennessee. Also see Special Warranty Deed dated December 12, 1996, in Book 10289, Page 93, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2258 Lebanon Pike, Unit 69, Nashville, Tennessee 37214.

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 16th day of **April, 2014**.

Florence E. Denniston
FLORENCE E. DENNISTON

By: Carol Chapman, her Attorney-in-fact
CAROL D. CHAPMAN, ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CAROL D. CHAPMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, FLORENCE E. DENNISTON, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 16th day of **April, 2014**.

B J Mgrs
NOTARY PUBLIC

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00 .

AFFIANT

Sworn to and subscribed to before me 16th day of **April, 2014**.

B J Mgrs
NOTARY PUBLIC

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 7-25-16