NEW OWNER:

Joseph Maeser
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: 14-0060

Map 074 Group 08-0 Parcel 081.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140033192 DEEDWARR
Recvd: 05/13/14 14:08 2 pgs
Fees:13.00 Taxes:501.35
20140513-0040992

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Five Thousand Five Hundred and 00/100 Dollars** ($135,500.00) 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 **JOSEPH MAESER and wife, MEGAN MAESER** ("Grantee"), their 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, and of record in Plat Book 3300, Page 62 & 63, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jimmy Comer, by Warranty Deed from Susan J. Lynch, unmarried, dated December 12, 2013, and of record Instrument No. 20131218-0127678, Register's Office for Davidson County, Tennessee.

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, their 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 25th day of **April, 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 25th day of **April, 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 $ **135,500.00** .

AFFIANT

Sworn to and subscribed to before me 25th day of **April, 2014.**

NOTARY PUBLIC

My commission expires: 5-30-17

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