Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0399

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

emily jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of May, 2014

Tracey Perry
Notary Public
Commission Expires: 3-3-15

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Suzanna Drake 570 Huntington Parkway Nashville, TN 37211	NEW OWNER	161-11-0-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Margaret A. Comeaux and Charles H. Ayers, II

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Drake and Suzanna Drake, joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 321 on the Plan of Section Three, Huntington Park, of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Margaret A. Comeaux and Charles H. Ayers by Quitclaim Deed from Margaret A. Comeaux, dated 7/29/04 and recorded 7/29/04 in Instrument Number 20040729-0090811; and the same property previously conveyed to Margaret A. Comeaux by Warranty Deed from Greg J. Milnar and wife, Donna C. Milnar dated 4/23/04 and recorded 4/30/04 in Instrument Number 20040430-0049194, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 570 Huntington Parkway, Nashville, TN 37211.

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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140033591 DEEDWARR
Recvd: 05/14/14 14:47 2 pgs
Fees:13.00 Taxes:751.10
20140514-0041479

Dated this the 8th day of May, 2014.

Margaret A. Comeaux

Margaret A. Comeaux

Charles H. Ayers II by Margaret A Comeaux
Attorney In Fact

Charles H. Ayers, II

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Margaret A. Comeaux
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of May, 2014.

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 8th day of May, 2014, before me personally appeared Margaret A. Comeaux to me known to be the person who executed the foregoing instrument on behalf of Charles H. Ayers, II, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Charles H. Ayers, II.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of May, 2014

Notary Public

Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016