NEW OWNER:

Jimmy Comer
6012 Bluewater Drive
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0823

Map 136 Group 07-0 Parcel 113.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140074451 DEEDWARR
Recvd: 10/02/14 15:36 2 pgs
Fees:13.00 Taxes:499.50
20141002-0091310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred FifteenThousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RONALD DENSMORE AND FLORIA V. DENSMORE** ("Grantors") have this day bargained and sold and by these presents do 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 in Davidson County, Tennessee, being Lot No. 180 on the Plan of Priest Lake Park, Section Four, as of record in Book 4460, Pages 15, 16 & 17, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Densmore and wife Floria V. Densmore, by Warranty Deed from Manuel Gonzales, Jr. and wife Patricia J. Gonzales, dated June 23, 2003, and of record in Instrument No. 20030625-0087551, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 136 Clearlake Drive East, Nashville, Tennessee 37217.

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.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **September, 2014**.

RONALD DENSMORE

FLORIA V. DENSMORE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RONALD DENSMORE AND FLORIA V. DENSMORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 15th day of **September, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

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

****

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00 .

AFFIANT

Sworn to and subscribed to before me 15th day of **September, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

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