NEW OWNER:
JIMMY COMER
6012 BLUEWATER DRIVE
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1251

Map & Parcel: 06108015900

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140090042 DEEDWARR
Recvd: 12/02/14 08:59 3 pgs
Fees:18.00 Taxes:1091.50
20141202-0110243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten and 00/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LINDA ANDERSON, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JIMMY COMER**, ("Grantee"), his heirs 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 located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 27 of Block "D" on the Plan of Jackson Park, Section 3, not of record, described according to a survey made by James A. Hamilton, Surveyor, December 6, 1948, as follows:

Beginning on the northerly margin of Winding Way at the corner of lot Nos. 27 and 28, and being the southwest corner of property conveyed to R.K. Galloway and wife, by deed from Jackson Realty Company, Inc. of record in Book 1334, Page 398, Register's Office for said County; thence with the line between lot Nos. 27 and 28, northwardly 210 feet; thence westwardly 200 feet to the corner of lot Nos.26 and 27; thence with the line between said lots, southwardly 225 feet to the northerly margin of Winding Way; thence with the northerly margin of same, eastwardly 200 feet to the beginning.

Being the same property conveyed to LINDA ANDERSON by Deed from Ann Gadsey Horan and Carl E. Gadsey, Jr., dated June 22, 1983, and of record in Book 6080, Page 289, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Carl E. Gadsey and wife, Bessie Baker Gadsey, by deed from Jackson Realty Company, Inc., of record in Book 1850, Page 527, Register's Office for Davidson County, Tennessee. The aforesaid parties having since died. The said Carle E. Gadsey having predeceased Bessie Baker Gadsey. Said property devised to Jean Gadsey Rainey, Ann Gadsey Horan and Carl E. Gadsey, Jr., devisees under the Will of Bessie Baker Gadsey, Docket #65186, of record in Will Book 122, Page 374, Probate Court Clerk's Office for Davidson County, Tennessee. The said Jean Gadsey Rainey having since died leaving as sole surviving heir-at-law, Linda Anderson.

THIS IS IMPROVED PROPERTY more commonly known as 1505 WINDING WAY ROAD, NASHVILLE, TN 37216.

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.

AND I, AVRIL ANDERSON, spouse of the said LINDA ANDERSON, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, his heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given December 15, 2014.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of December, 2014.

Linda Anderson
LINDA ANDERSON

AVRIL ANDERSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LINDA ANDERSON and AVRIL ANDERSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of December, 2014.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of December, 2014.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-29-2018