# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024283 DEEDWARR
Recvd: 04/02/15 10:45 2 pgs
Fees:13.00 Taxes:1387.50
20150402-0028701

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of ~~February~~ March, 2015 FGK

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Old South Construction, LLC | new owner | 13114002200 |
| (NAME) | (NAME) | |
| 245 Noah Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37064 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Martin S. Komisar and wife, and Frada G. Komisar,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Old South Construction, LLC,** 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. 233 on the Plan of Tynewood Estates, Sec. II, as of record in Book 2900, Pages 89 and 90, Register's Office for said County.

Said lot No. 233 fronts 239 feet on the east side of Tara Drive, and extends back 231.6 feet on the north line and 230.2 feet on the south line to a dead line in the rear on which it measures 239 feet.

Being the same property conveyed to Martin S. Komisar and Frada G. Komisar, by deed of record in Book 7080 , Page 131 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 4636 Tara Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 25th day of ~~February~~ March, 2015.

Martin S. Komisar

Frada G. Komisar

State of Tennessee
County of Williamson

Personally appeared before me Martin S. Komisar and Frada G. Komisar, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of ~~February~~ March, 2015.

Notary Public
My Commission Expires: _____

File No.: 9293

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018