Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

**NEW OWNER:**

WILLIAM HARVELL
136 CLEARLAKE DRIVE EAST
NASHVILLE, TN 37217

**SEND TAX BILLS TO:**
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
**FILE NO: 15-0400**

Map/Parcel NO: 13607011300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150037822 DEEDWARR
Recvd: 05/15/15 09:43 2 pgs
Fees:13.00 Taxes:611.98
20150515-0044769

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand Four Hundred and 00/100 Dollars ($165,400.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM HARVELL and wife, CIERRA HARVELL**, ("Grantee"), their 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. 180 on the Plan of Priest Lake Park, Section Four, as shown on the plat of the same of record in Book 4460, Page 15, 16 & 17, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JIMMY COMER by Warranty Deed from Ronald Densmore and Flora V. Densmore, dated September 15, 2014, and of record in Instrument No. 20141002-0091310, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 136 CLEARLAKE DRIVE EAST, NASHVILLE, TN 37217.

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 the plat of record at Plat Book 4460, Page 15, 16 and 17, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS MY SIGNATURE hereto this 14th day of May, 2015.

JIMMY COMER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of May, 2015.

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$165,400.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of May, 2015.

E. Mannix
NOTARY PUBLIC

My commission expires: 1-8-2019

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY