WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041037 DEEDWARR
Recvd: 05/27/15 14:31 2 pgs
Fees:13.00 Taxes:1184.00
20150527-0048717

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC ANITA LESTER

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Danny Nozel	NEW OWNER	Parcel ID:
688 Legends Crest Dr.	688 Legends Crest Dr.	096010A00600CO
Franklin, TN 37069	Franklin, TN 37069	

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, we

Bart R. Comiskey and wife, Atha Comiskey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Danny Nozel , a single man

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. 6 on the Plan of Riverfront, Section Two, Revision to Lots 6 through 12 and 16 through 22, of record in Book 7900, Page 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bart R. Comiskey, married, by deed from Donald R. Geddes and wife, Rosemary Geddes, of record in Instrument 20011025-0117101, said Register's Office, dated October 19, 2001.

This conveyance is subject to Restrictions and By-Laws of record in Book 6044, Page 545; Book 6283, Page 630, amended in Book 6571, Page 574; Book 7292, Page 985; Book 8675, Page 599; and Book 8699, Page 932, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 641, said Register's Office; (3) Sewer Easement of record in Book 4806, Page 513; Book 4806, Page 517; Book 4774, Page 923; Book 5580, Page 124; Book 5990, Page 348; and Book 6283, Page 653, Register's Office for said County; (4) Flowage Easement of record in Book 2272, Page 231 and 337, Register's Office for said County.

The signature of Bart R. Comiskey and Atha Comiskey is signed by his/her duly appointed Attorney-in-Fact, David C. Hooven, pursuant to the Power of Attorney of record in Instrument 20150521-0048716, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 80 Riverpoint Pass, Nashville, TN 37214

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 our hands this 26th day of May, 2015.

Bart R. Comiskey
By: David C. Hooven, as Attorney-in-Fact

Bart R. Comiskey
By: David C. Hooven, as Attorney-in-Fact

Atha Comiskey By: David C. Hooven Attorney-in-fact

Atha Comiskey
By: David C. Hooven, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, David C. Hooven, 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 on behalf of Bart R. Comiskey and Atha Comiskey as his/her/their Attorney in Fact as the free act and deed of the within named Bart R. Comiskey and Atha Comiskey.

Witness my hand and official seal at Nashville, Tennessee the 26th day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.