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: 15-1474

Map 43
Group 13
Control Map A
Parcel 26.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150099473 DEEDWARR
Recvd: 11/23/15 12:56 3 pgs
Fees:18.00 Taxes:55.50
20151123-0118596

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, **ROBERT WOOD, Individually and as Personal Representative of the Estate of Judy Ann Cole,** ("Grantor") has this day bargained and sold and by these presents do 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 Apartment Unit No. 2-2, of Robin Hood Condominiums, created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments, of record in Book 5200, Page 124, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Judy A. Cole, unmarried by Warranty Deed from Ray E. Webb, unmarried, dated July 3, 1997, and of record in Book 10519, Page 309, in the Register's Office for Davidson County, Tennessee. Judy A. Cole is now deceased, having died unmarried and intestate on October 1, 2014. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 20150107-0001583, in the Register's Office for Davidson County, Tennessee, whereby it states that Robert Wood was the sole heir-at-law of Judy A. Cole. For further reference to title, see the Estate of Judy Ann Cole a/k/a Judy A. Cole, of record in Docket No. 15P467, in

the Probate Court for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **323 FOREST PARK ROAD, UNIT 2-2, MADISON, TN 37115**.

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 matters shown on the plat of record at Plat Book 5200, Page 124, 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 paid by the Grantee.

AND I, ROBERT WOOD, Personal Representative of the said Estate of Judy Ann Cole, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, Jimmy Comer, 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.

WITNESS MY SIGNATURE hereto this 20th day of November, 2015.

ESTATE OF JUDY ANN COLE

Robert Wood, Personal Representative

BY: ROBERT WOOD, PERSONAL REPRESENTATIVE

Robert Wood

ROBERT WOOD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROBERT WOOD**, 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 20th day of November, 2015.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBERT WOOD**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Personal Representative** of **The Estate of Judy Ann Cole**, the within-named representative, and as such authorized representative, being given the authority to so do, executed the within instrument on behalf of the estate by signing its name as such authorized representative.

WITNESS my hand and official seal at office, this 20th day of November, 2015.

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$15,000.00**.

AFFIANT

Sworn to and subscribed to before me this 20th day of November, 2015.

NOTARY PUBLIC

My commission expires: _____