NEW OWNER:

ADEEL & SAMS RENTALS, LLC
575 UNDERHILL BLVD
SUITE 205
SYOSSET, NY 11791-3432

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: 15-1517

Map 43
Group 13
Control Map A
Parcel 26.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150102747 DEEDWARR
Recvd: 12/04/15 12:23 3 pgs
Fees:18.00 Taxes:74.00
20151204-0122419

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Twenty Thousand and 00/100 Dollars ($20,000.00)** 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 **ADEEL & SAMS RENTALS, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and/or 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 JIMMY COMER, by Warranty Deed from ROBERT WOOD, Individually and as Personal Representative of the Estate of Judy Ann Cole, dated November 20, 2015, and of record in Instrument # 20151123-0118596, 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 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, its successors and/or 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 prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 24th day of November, 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 24th day of November, 2015.

NOTARY PUBLIC

My commission expires: _____

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

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The actual consideration or value, whichever is greater, for this transfer is **$20,000.00**.

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 24th day of November, 2015.

NOTARY PUBLIC

My commission expires: _____

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