NEW OWNER:
ERIC C. PRIDE
252 CUMBERLAND CIRCLE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
PEOPLES HOME EQUITY, INC.
5205 MARYLAND WAY, #100
BRENTWOOD, TN 37027

Map & Parcel
09605001800

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1439

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150107625 DEEDWARR
Recvd: 12/21/15 14:34 2 pgs
Fees:13.00 Taxes:934.25
20151221-0128121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Two Thousand Five Hundred and 00/100 Dollars ($252,500.00)** 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 **ERIC C. PRIDE and MARY GILL PRIDE, husband and wife**, ("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 the east part of Lot No. 89 on the Map of Bluefields, as shown on the plat of the same of record in Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Cumberland Circle, the same being the common corner of Lot Nos. 88 and 89, as shown on the said plan; thence with the southerly margin of Cumberland Circle, in a westerly direction, 80 feet to a point; thence in a southeasterly direction, 312.7 feet to a dead line; thence along said dead line, in an easterly direction, 75 feet to a point; thence northwardly with the dividing line between Lot Nos. 88 and 89, 314.5 feet to the point of beginning.

Being the same property conveyed to JIMMY COMER by Warranty Deed from Rebecca M. Weis, James S. Green and Richard Martin Weis, each an undivided one-third interest, dated October 2, 2015, and of record in Instrument No. 20151008-0102853, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **252 CUMBERLAND CIRCLE, NASHVILLE, TN 37214**.

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 all visible easements, rights-of-way and matters shown on the plat of record at Book 843, Page 34, 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 OUR SIGNATURE hereto this 17th day of December, 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 17th day of December, 2015.

NOTARY PUBLIC

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

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$252,500.00.**

AFFIANT

Sworn to and subscribed to before me this 17th day of December, 2015.

NOTARY PUBLIC

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-23-2019

My commission expires: _____