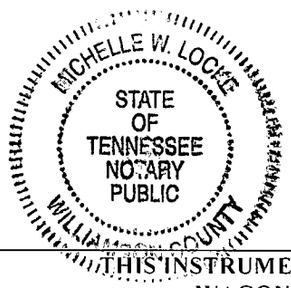
BILL GARRETT, Davidson County
Trans:T20160005531 DEEDWARR
Recvd: 01/21/16 09:26 2 pgs
Fees:13.00 Taxes:1572.13
20160121-0006095

# Warranty Deed

| | |
|---|---|
|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $424,900.00<br>Affiant<br><br>Subscribed and sworn to before me, this the 19th day of January, 2016.<br>Notary Public<br><br>My commission expires: 10/2/17 |

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Nathan Comstock<br>Amber Zabinsky | Guaranty Trust Co. | |
| 2016 McKennell Drive | 3500 Parkway Ln Ste 415 | 083040L00100 |
| Nashville, TN 37206 | Norcross, GA 30092 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICE PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN COMSTOCK AND AMBER ZABINSKY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Property situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2004 Mckennell Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140806-0070896, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.**

**Being a portion of the same property conveyed to Edward Taylor, a single man by deed from Darlene T. Bates Sylvester and husband, Shane Sylvester of record in Book 5939, Page 250, Register's Office for Davidson County, Tennessee, dated September 17, 1982 and recorded on September 20, 1982.**

**Being a portion of the same property conveyed to Rice Property Management, LLC, a Tennessee limited liability company by Warranty deed from Edward Taylor of record in Instrument No. 20140515-0041839 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 15, 2014.**

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

**This is improved property also known as 2016 McKennell Drive, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of January, 2016.

**Rice Property Management, LLC**

By: _____
Name: Christianna J. Rice
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christianna J. Rice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Rice Property Management, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of January, 2016.

_____
Notary Public

My Commission Expires: 7-2-2018

