WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1777

# Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160059876 DEEDWARR
Recvd: 07/13/16 10:07 2 pgs
Fees:13.00 Taxes:962.00
20160713-0071653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2016.

Notary Public

My commission expires: 4-28-19

STATE OF TENNESSEE NOTARY PUBLIC DEBORAH L. BISSELL PERRY COUNTY My Commission Expires APRIL 28, 2019

**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 |
|---|---|---|
| Scott A. Comer<br>Alexandra K. Comer | Churchill Mtg. Corp. | |
| 7110 Riverfront Drive | 761 Old Hickory Blvd, #400 | 126-16-0A-463.00-CO |
| Nashville, TN 37221 | Brentwood, TN 37027 | |

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, **ELLEN SUTTON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT A. COMER AND ALEXANDRA K. COMER, 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:

Land in Davidson County, Tennessee, being Lot No. 428 on the Plan of Final Plat, Riverwalk, Phase 3B of record in Plat at Instrument No. 20060106-0002328, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ellen Sutton by Warranty deed from Lauren Butts, married of record in Instrument No. 20130702-0068439 Register's Office for Davidson County, Tennessee, dated July 01, 2013 and recorded on July 02, 2013.

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 known as 7110 Riverfront Drive, Nashville, TN 37221.

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 12th day of July, 2016.

**Ellen Sutton**

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 Ellen Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2016.

Notary Public

My Commission Expires: 7-2-18

