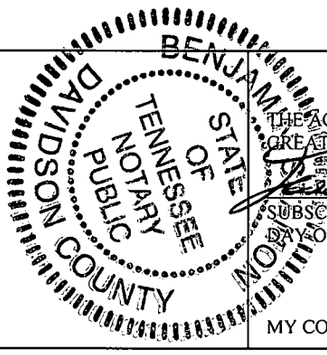


State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-2018

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
B&C DEVELOPMENT, LLC	B&C Development, LLC New Owner	072-04-0/210.00
(NAME) 825 Shadowlawn Ct	(NAME) 825 Shadowlawn Ct	
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, TIMOTHY S. COMSTOCK, UNMARRIED, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B&C DEVELOPMENT, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE MAP OF THE RESUBDIVISION OF PART OF COUNTRY CLUB ESTATES, AS OR RECORD IN BOOK 1424, PAGE 126, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 6 FRONTS 70 FEET O THE WESTERLY SIDE OF ARDEE AVENUE AND EXTENDS BACK 177.2 FEET ON THE NORTHERLY LINE AND 166.14 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 70.87 FEET.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY S. COMSTOCK AND WIFE, SHERRY L. COMSTOCK, BY WARRANTY DEED FROM JAMES W. COMSTOCK, JR. AND WIFE, LINDA COMSTOCK, RECORDED ON MARCH 9, 1984 IN BOOK 6246, PAGE 157, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SHERRY L. COMSTOCK IS DECEASED. HER DATE OF DEATH WAS MAY 28, 2008.

This is improved property, known as 1434 ARDEE AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160090780 DEEDWARR
Recvd: 10/14/16 10:47 2 pgs
Fees:13.00 Taxes:555.00
20161014-0108849

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 11th day of October, 2016.

Timothy S. Comstock
TIMOTHY S. COMSTOCK

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, TIMOTHY S. COMSTOCK, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 11th day of October, 2016.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

