DB

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17587G

BILL GARRETT, Davidson County
Trans: T20170016346 DEEDWARR
Recvd: 02/24/17 11:00 2 pgs
Fees: 13.00 Taxes: 1413.40
20170224-0018578

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-28-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gilbert Comola	Mortgage Investors Grp.	146 04 0 101.00
(NAME)	(NAME)	
513 Richmar Drive	8320 East Walker Springs Ln., #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Buddy A. Rogers and wife, Nancy P. Rogers**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gilbert Comola and Haley Comola, as husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot 739 on the Plan of Section Eleven Caldwell Hall, of record in Plat Book 3300, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Buddy A. Rogers and wife Nancy P. Rogers by Warranty Deed from John Wayne York, unmarried, dated 07/30/2008 recorded 08/05/2008, of record in Instrument No. 20080805-0080501, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 3300, Page 54, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 1788, Page 108, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 3373, Page 126, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 513 Richmar Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of FEB, 2017.

Buddy A. Rogers

Nancy P. Rogers

State of Tennessee
County of Williamson

Personally appeared before me Buddy A. Rogers and Nancy P. Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of February, 2017.

Notary Public

My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

