NEW OWNER:

JIMMY COMER
6012 BLUEWATER DRIVE
LEBANON, TN 37087

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 17-1548

Map & Parcel 064-12-A-720.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 6894 **DEEDWARR**
10/03/2017 08:38:59 AM 3 pgs
Fees: $18.00 Taxes: $573.50

20171003-0100946

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten and 00/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES GREEN and wife, REBECCA WEIS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JIMMY COMER**, unmarried ("Grantee"), his 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:

A certain condominium apartment in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 720, of Fox Run Condominiums, Second Revision- Part of Sec. 2 and First Revision- Part of Sec. 1, as of record in Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit. Together with any portion of common elements pertaining thereto, as further set forth in Master Deed, of record in Book 5355, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; as amended in Book 6370, Page 817; and Book 8510, Page 95, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES GREEN and REBECCA WEIS, husband and wife, by Special Warranty Deed from SECRETARY OF HOUSING and URBAN DEVELOPMENT, dated November 18, 2015, and of record in Instrument No. 20151124-0119064, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **720 BLUE BRICK PLACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 6250, Page 118, 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 29th day of September, 2017.

JAMES GREEN

REBECCA WEIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES GREEN and REBECCA WEIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of September, 2017.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$155,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2017.

NOTARY PUBLIC

My commission expires: ~~TENNESSEE~~

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