Name and Address of New Owner:
Blue Summit Properties
242 West Main Street
#287
Hendersonville, TN 37075

Send Tax Bills To:
Blue Summit Properties
242 West Main Street
#287
Hendersonville, TN 37075

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 233451 DEEDWARR
05/23/2019 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $545.75
20190523-0048811

Map & Parcel No: 081-11-0-34300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joe Comer**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kane Asset Management DBA Kaneco Builders and/or assigns,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 284 on McGavock, Wetmore and Others' Second Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Said northerly half of Lot No. 284 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Mr. Joe Comer by Quitclaim Deed from Mr. Gary Gill, recorded on July 21, 2016, of record in Instrument No. 20160721-0075300, Register's Office for Davidson County, Tennessee.
and corrected in -201905230048809 , said Register's.
This is improved property known as 1723 14th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of February, 2019.

_____(SEAL)
Joe Comer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 2019, before me personally appeared Joe Comer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of February, 2019.

_____
Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $147,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of February, 2019.

_____
Notary Public
My commission expires: 3-8-2021
File No. 2019-116

STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Deliana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Deliana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 12.03.19