WARRANTY DEED

2004-1274

Davidson County DEEDWARR
Recvd: 10/21/04 09:38 1pgs
Fees:13.00 Taxes:271.24

20041021-0126653

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,309.00

Dwight E Chambers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2004.

Doris M Freeman
Notary Public

MY COMMISSION EXPIRES: February 28, 2005. AT LARGE
(AFFIX SEAL)

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight E. Chambers	nBank N.A.	71-11-24
(NAME)	(NAME)	
207 Gatewood Avenue	136 Walton Ferry road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Hendersonville, TN 37075,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, ***Gordon Samuel Banks and wife, Nichole Scott Banks***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Dwight E. Chamber, unmarrieds***, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot of land in the 12th formerly the 17th Civil District of Davidson County, Tennessee.
Beginning on the northerly margin of Gatewood Avenue, 208 ¾ feet west of the northwest corner of said avenue and Meridan Avenue, thence northwardly 208 feet to the southerly line of Lot No. 14 on the Plan of the John Woodard Lands as of record in book 161, page 127, Register's Office for said County; thence with the said line westwardly 57 feet; thence southwardly 208 feet more or less to the northerly margin of Gatewood Avenue; thence with said avenue eastwardly 57 feet to the beginning.

Being the same property conveyed to Gordon Samuel Banks and wife, Nichole Scott Banks by deed dated March 7, 1990 and recorded in Book 8061 at page 384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and thereafter, and easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 207 Gatewood Avenue, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 15th day of October, 2004.

Gordon Samuel Banks
Gordon Samuel Banks

Nichole Scott Banks
Nichole Scott Banks

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, GORDON SAMUEL BANKS and NICHOLE SCOTT BANKS, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 15th, day of October, 2004.

Doris M Freeman
Notary Public

My Commission Expires: 02/28/05

seal

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.