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Davidson County DEEDWARR
Recvd: 04/06/06 14:21 2 pgs
Fees:13.00 Taxes:477.30



20060406-0039864

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02917

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Property Address:
216 Westfield Drive, Nashville, TN 37221 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Lauren McKay, and Matt McKay**, wife and husband, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Sydika Banks, an unmarried woman,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 216 of The Westfield Condominiums (formerly the Hamlet Condominiums) a horizontal property regime established by Master Deed, of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256 and Book 9608, Page 719, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hamlet, First Revision of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Jacqueline S. Holloran a/k/a Jacqueline Sullivan Holloran, Unmarried, dated October 6, 2004, and recorded October 20, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200410200126423.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 29th day of March, 2006.

Lauren McKay {Seal}

Matt McKay {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 29th day of March, 2006, before me, the undersigned officer, personally appeared Lauren McKay and Matt McKay, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 9-22-07

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $129,000.00 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 the 29th of March, 2006.

Notary Public

My Commission expires: 4/ 2009

SHIRLEY A. BEESLEY STATE TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name of Owner and Property Address:
Sydika A. Banks
216 Westfield Drive
Nashville, TN 37221

Person Or Entity Responsible For Payment Of Taxes:
Sydika A. Banks
Same as above

Tax Parcel ID#: 128-13-0A-216.00CO