Davidson County DEEDWARR
Recvd: 05/12/06 08:41 2 pgs
Fees:13.00 Taxes:518.00

20060512-0055717

WARRANTY DEED

B-CL-06-3405

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Bankes	New Owner (NAME)	
3405 Anderson Road #124		136-15-A-13 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DON J. HAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON BANKES AND WIFE, CASEY BANKES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 13, on the Plan of WATERCREST TOWNHOMES, PHASE I, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Don J. Hand, unmarried by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership, recorded on the 4th day of March, 1999 in Deed Book 11369, Page 114, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3405 Anderson Road #124, Antioch, Tennessee 37013
(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), their heirs and 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), 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 my/our hand(s) this 5th day of May, 2006.

Don J. Hand

STATE OF COLORADO
COUNTY OF DENVER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don J. Hand, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2006.

Ruth Sanko-Lenz
Notary Public 4-27-06

My Commission Expires: 12-22-2008

(SEAL) RUTH SANKO-LENZ
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/22/2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903