Davidson County DEEDWARR
Recvd: 10/23/06 09:42 2 pgs
Fees:13.00 Taxes:1230.25

20061023-0130884

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $332,500.00

Affiant

Subscribed and sworn to before me, this 19th day of October 2006.

Notary Public
My commission expires: _____

ANGELA SCHMIDT
STATE OF TENNESSEE
Exp. 9/20/08
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David S. Bankey and Lori A. Bankey 1820 Clinch Pl Old Hickory TN 37138	SAME	064-03-0A-073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Pamela J. Wagner and husband Rodney K. Wagner hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David S. Bankey and wife Lori A. Bankey hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Phase Twelve, Section Two (2), Brandywine Pointe, of record in Book 7900, page 15with a Surveyors Certificate of Correction of record in Book 9828, Page 823, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pamela Jean Parker, by deed dated 12/13/2000, from David Robert Parker, of record in Instrument No. 20001221-0124990, in the Register's Office for Davidson County, Tennessee. Pamela Jean Parker has since remarried and is now known as Pamela J. Wagner. Her husband's name is Rodney K. Wagner

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Brandywine Pointe, Phase 12, Section 2 of record in Book 9700 Page 15 with a Surveyors Certificate of Correction of record in Book 9828 Page 823, in the Register's Office for Davidson County, Tennessee 3) Declaration of Covenants, Conditions, and Restrictions of record in Book 8120 Page 170, as amended in Book 8671 Page 484, Book 9010 Page 627, Book 9576 Page 247, Book 9748 Page 295 rerecorded in Book 9764 Page 73, and in Book 9988 Page 107 4) Charter for Brandywine Pointe Homeowners Association of record in Book 9013 Page 39 and in Book 9117 Page 77 5) Bylaws for Brandywine Pointe Homeowners Association of record in Book 10721 Page 835 6) Subject to any and all easements and restrictions showing and not showing of record.

This property is improved property known as 1820 Clinch Pl, Old Hickory, Tennessee 37138

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.

Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of October, 2006.

Pamela J. Wagner

Rodney K. Wagner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela J. Wagner and Rodney K. Wagner, the bargainor(s), 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 Brentwood, Tennessee, this 19th day of October, 2006.

Notary Public

My Commission expires: 4/2/10

FILE NO: T00286

