#2009

Box 186

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Kenneth Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2006.

Sarah Dreneke
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/25/06 10:41 2 pgs
Fees:13.00 Taxes:588.30
20061025-0132226

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Strout	Wells Fargo Bank, N.A.	149-15A-378
(NAME)	(NAME)	
6369 Ivy Street	P.O. Box 17339	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Baltimore, MD 21297-1339	
(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, Tim J. Banks and wife, Sharon J. Banks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen M. Strout and Tam M. Nguyen, husband and wife, 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:

BEING land in the First Civil District, Twenty-Second Councilmanic District, Nashville, Davidson County, Tennessee, located on Ivy Street, east of Croley Drive. Said land may be further identified as Lot Two, Wilson Subdivision, as of record in Instrument No. 20010112-0004065, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found in the southerly right-of-way line of Ivy Street at the northeast property corner of Bradley E. Jacobs, as of record in Deed Book 9594, Page 195, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tim J. Banks and wife, Sharon J. Banks, by Warranty Deed dated April 18, 2001, from Edgar J. Wilson and wife, Gertude Wilson, as of record in Instrument No. 20010418-0038476, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6369 Ivy Street, Nashville, TN 37211

(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 20th day of October, 2006.

Tim J. Banks

Sharon J. Banks

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim J. Banks and Sharon J. Banks, 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 Nashville, Tennessee this 20th day of October, 2006.

Commission expires: 11/14/09

Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES
DAVIDSON COUNTY