BILL GARRETT, Davidson County
Trans:T20090052330 DEEDWARR
Recvd: 08/03/09 13:10 2 pgs
Fees:13.00 Taxes:510.60
20090803-0072423

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **09-1008**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/31/2009**, by and between **Paul Davis Reynolds, an unmarried man**, parties of the first part, and **Charlie Anderson Banks, Jr., an unmarried man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 99 OF PHASE IV, CORONADA TOWNHOME CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN TO THE MASTER DEED OF RECORD IN BOOK 5200, PAGE 217, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR AMORE COMPLETE AND ACCURATE DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JOSEPH EDENFIELD, A SINGLE PERSON TO PAUL D. REYNOLDS, A SINGLE PERSON AS RECORDED ON THE 20TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060920-0116753 AND DIVORCE AS RECORDED ON THE 6TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070206-0015254, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

Parcel ID # **142080B09900CO**
- ☒ Improved OR
- ☐ Unimproved property located at: **314 Chimney Hill, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paul D Reynolds

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paul D Reynolds** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of July, 2009.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Pamela B Matheney
Notary Public

My Commission Expires:

****

Owner's Name: **Charlie Anderson Banks, Jr.**

and Address: **314 Chimney Hill, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Bank
2021 Hamilton Place Blvd., Ste. A
Chattanooga, TN 37421

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$138,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charlie Anderson Banks Jr.
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 31st day of July, 2009.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Pamela B Matheney
Notary Public

My Commission Expires: