G#22124-2

BOX #14A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

8/14/09

Affiant

Subscribed and sworn to before me, this 14th **day of August, 2009.**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires: 2/24/13

02-0907-46635

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kyle Wenzel	Pinnacle National Bank	114-08-0-C-
	211 Commerce St, Ste 300	018.00
7277 Charlotte Pike # 125	Nashville, TN 37201	
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James H. Banker, Jr. and wife, Cindy Banker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kyle Wenzel, an unmarried man, hereinafter called the Grantees, their successors and assigns, a 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. 18, on the Plan of West Park, Phase 1, of record in Instrument No. 20040624-0075135, as established by and shown as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Banker, Jr., unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 31, 2004, recorded January 6, 2005, of record in Instrument No. 20050106-0002257, Register's Office for Davidson County, Tennessee.

Cindy Banker, wife of James H. Banker, Jr., joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7277 Charlotte Pike # 125, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090055889 DEEDWARR
Recvd: 08/17/09 09:37 2 pgs
Fees:13.00 Taxes:610.50
20090817-0076927

WITNESS my hand this 12th day of August, 2009.

James H. Banker, Jr.

Cindy Banker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James H. Banker, Jr. and Cindy Banker , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of August, 2009.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10