BILL GARRETT, Davidson County
Trans:T20090084512 DEEDWARR
Recvd: 12/15/09 13:48 2 pgs
Fees:13.00 Taxes:869.50
20091215-0114269

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **James Banker and Cynthia Banker** **5121 Traceway Drive** **Nashville, Tennessee 37221**	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS: **155160A20100CO**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

CHRIS THOENY, a married man

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

JAMES H. BANKER and CYNTHIA M. BANKER, husband and wife

HEREINAFTER called the GRANTEE, his heirs 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 Lot No. 313 on the Plan of Traceside Section Seven of record in Book 9700, Page 423, to which Plan reference is made for a complete description thereof.

BEING the same property conveyed to Chris Thoeny by trustee's deed from Shellie Wallace, as Sucessor Trustee, of record in Instrument No. 20090811-0075447 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan, with Owner's Certificate of record in Plat Book 9700, Page 423, in the Register's Office for Davidson County, Tennessee, which Plan shows a 30 foot minimum setback line from Traceway Drive, together with addtional setback designations and 10, 15 and 10 foot easements for public utlity and drainage purposes along the rear, front and southwesterly lines of said lot, respectively; Covenants Conditions and Restrictions of record in Book 9435, Page 493; Book 9677, Page 675; Book 9667, Page 899, said Register's Office.

The property being conveyed herein is investment property only and has never been used by the grantor as marital property.

This is improved property known as **5121 Traceway Drive, Nashville, Tennessee 37221.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 11th day of December, 2009.

CHRIS THOENY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **CHRIS THOENY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 11th day of December 2009.

NOTARY PUBLIC
My Commission Expires: 10-23-12

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $235,000.00.

AFFIANT

Sworn to and subscribed to before me this 14TH day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 5-31-11

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN