This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
150 Uptown Square, Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP: 149-5-A-116.00 CO

BILL GARRETT, Davidson County
Trans:T20100007056 DEEDWARR
Recvd: 02/04/10 10:05 2 pgs
Fees:13.00 Taxes:363.34
20100204-0008916

NAME & ADDRESS OF NEW OWNER:
Dominique Banks
116 Pepper Ridge Circle
Antioch, TN 37013

SEND TAX BILLS TO:
Prime Lending
18111 Preston Road Ste 900
Dallas, TX 75252

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **ELICIA WALDROP, UNMARRIED NKA ELICIA HUTTINGER, WIDOW** "Grantor" has this day bargained and sold and does hereby transfer and convey unto **DOMINIQUE BANKS, A SINGLE MAN,** "Grantee", hisher/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 116, on the Plan of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime as shown on the plat Of Pepper Ridge Condominiums, Phase II, recorded as Exhibit "A" to Annexation of Land of record in Book 6900, page 689, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete description.

BEING the same property conveyed to Elicia Waldrop, unmarried, by Warranty Deed from Judith H. Pearson, unmarried, dated 6/2/2002, appearing of record in Instrument No. 20020614-0072654, of the Register's Office of Davidson County, Tennessee. The said Elicia Waldrop has since married Robert William Huttinger, III and is now known as Elicia Huttinger, married. The said Robert William Huttinger, III is now deceased, dying on or about 5/31/2008 and the said Elicia Huttinger, married is now known as Elicia Huttinger, widow.

This conveyance is made subject to any and all matters appearing of record in Plat Book 6900, page 689; Agreement for Dedication of Easement for Sanitary Sewer and a Storm Drainage of record in Book 7507, page 804; By-Laws of record in Book 11634, page 91; Master Deed and By-Laws of record in Book 7466, page 248, amended in Book 7572, page 222, further amended in Book 8672, page 17 and rerecorded in Book 8856, page 867, all of the Register's Office for Davidson County, Tennessee.

This is improved property known as: 116 Pepper Ridge Circle, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee that he/she/they is/are lawfully seized and possessed of said parcel of real estate, and that he/she/they has/have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2010 real property taxes which have been prorated between the parties.

The undersigned further covenant and bind himself/herself/themselves, his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29th day of January, 2010

X _____
ELICIA HUTTINGER

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ELICIA HUTTINGER,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of January, 2010.

_____
NOTARY PUBLIC
My Commission Expires: 8/20/2013

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 29th day of January, 2010.

_____
NOTARY PUBLIC
My Commission Expires: 12-10-2012

Lauren M Rickels STATE OF TN NOTARY PUBLIC Williamson County