First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # _____
(Davidson County File Box 9-B)

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # _____
(Davidson County File Box 9-B)

File No. 2100500

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100031384 DEEDWARR
Recvd: 05/25/10 11:58 2 pgs
Fees:13.00 Taxes:1221.00

20100525-0040238

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2010

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BEVERLY M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan S. Cortner	NEW OWNER Synovus Mortgage Corp.	172090A09100
(NAME) 500 Banshire Ct.	(NAME) 2204 Lakeshore Dr. #325	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Roger E. Little and wife, Wynette W. Little**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Susan S. Cortner and William R. Cortner, wife and husband,** hereinafter called the grantee(s), THEIR 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. 91 on the Plan of Banbury Crossing, Section Two, as of record in Plat Book 9700, Pages 605 through 609 and as amended and corrected in Book 10970, Page 943, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ROGER E. LITTLE AND WIFE, WYNETTE W. LITTLE by deed from THE JONES COMPANY CUSTOM HOMES OF TENNESSEE INC., A TENNESSEE CORPORATION of record in Instrument No. 20000119-0006340 on 01/18/2000 and filed for record on 01/19/2000, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 9700, Page 605-609, Book 10970, Page 943, said Register's Office.

Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292, and Book 4693, Page 690, said Register's Office.

Restrictions of record in Book 10369, Page 48, as amended in Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20030728-0105031, and Instrument No. 20051020-0126681, said Register's Office.

By-Laws of record in Instrument No. 20020610-0070239, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 11187, Page 575, Register's Office for said County.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 500 Banshire Ct., Brentwood, TN 37027
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 24th day of May, 2010.

Roger E. Little

Wynette W. Little

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Roger E. Little and Wynette W. Little, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 24th day of May, 2010.

Commission expires: 9/23/13

Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.

File Number: 210050025

RETURN TO: