BILL GARRETT, Davidson County
Trans:T20110052787 DEEDWARR
Recvd: 08/26/11 12:51 3 pgs
Fees:18.00 Taxes:310.80
20110826-0066158

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 9th day of August, A.D., 20 11, by and between

Lia A. Banks An unmarried person

First Parties, and

Justin D. Brannen

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, INSIDE THE CITY OF NASHVILLE, TENNESSEE, BEING LOT NO. 3 ON THE PLAT OF STACY SQUARE, SECTION 5B OF RECORD IN PLAT BOOK 5210, PAGE 236, AND AMENDED IN BOOK 6250, PAGE 234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LIA A. BANKS, UNMARRIED, BY WARRANTY DEED FROM BONNIE L. JONES, UNMARRIED, DATED OCTOBER 27, 2003 AND RECORDED NOVEMBER 24, 2003 IN INSTRUMENT NO. 20031124-0170580, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

OWNER:
Justin D. Brannen
2414 Colt Dr.
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
Justin D. Brannen
2414 Colt Dr.
Nashville, TN 37221

CLT # 128100224.00

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Lia Banks x

Lia A. Banks

✓STATE OF Virginia
COUNTY OF Roanoke

Personally appeared before me, Lia A. Banks An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 20 11.

✓ Leslie G. Craighead Notary Public

My Commission Expires: 6/30/11

LESLIE G. CRAIGHEAD
Notary Public
Commonwealth of Virginia
7086796
My Commission Expires Jun 30, 2011

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 84,000.00. Affiant Judy Vaught.

Subscribed and sworn to before me this 9th day of August, 20 11.

My Commission Expires: Debra A. Hanahan

9/15/2013

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MR-PA-169617

LAND IN DAVIDSON COUNTY, TENNESSEE, INSIDE THE CITY OF NASHVILLE, TENNESSEE, BEING LOT NO. 3 ON THE PLAT OF STACY SQUARE, SECTION 5B OF RECORD IN PLAT BOOK 5210, PAGE 236, AND AMENDED IN BOOK 6250, PAGE 234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LIA A. BANKS, UNMARRIED, BY WARRANTY DEED FROM BONNIE L. JONES, UNMARRIED, DATED OCTOBER 27, 2003 AND RECORDED NOVEMBER 24, 2003 IN INSTRUMENT NO. 20031124-0170580, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.