LL# E1-3

WARRANTY DEED

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Denise J. Minor
Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2012.

Theresa J Wiggington
Notary Public

MY COMMISSION EXPIRES: 9-3-2013
(AFFIX SEAL)

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

R-VRES-12-3015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Lynn Steakley Carr	Wilson Bank & Trust	
3015 Woodlawn Drive	(NAME) 623 West Main Street	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Lebanon, TN 37087	117-02-0-D-003.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we OLIVER BANKS AND EMILY BANKS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA LYNN STEAKLEY CARR, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE PLAN OF THE CLAIRMONT CONDOMINIUMS OF RECORD IN PLAT BOOK 6200, PAGE 551, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO OLIVER BANKS AND EMILY BANKS, HUSBAND AND WIFE BY WARRANTY DEED FROM JOHN W. MINOR, AN UNMARRIED MAN, OF RECORD AT INSTRUMENT NO. 20070403-0039438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 30, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; AND B) PLAT BOOK 6200, PAGE 551; BOOK 7096, PAGE 940; BOOK 7108, PAGE 98; BOOK 8263, PAGE 703; BOOK 7096, PAGE 948; BOOK 7117, PAGE 70; BOOK 7637, PAGE 319; INSTRUMENT NUMBER 20081210-01109056; BOOK 7137, PAGE 826; BOOK 4067, PAGE 943; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3015 Woodlawn Drive, Nashville, Tennessee 37215
(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.

Davidson County DEEDWARR
Recvd: 04/23/12 12:49 3 pgs
Fees:18.00 Taxes:895.40
20120423-0034493

Witness my/our hand(s) this 20th day of April, 2012.

Oliver Banks by Brian Mitchell as attorney-in-fact
Oliver Banks by Brian Mitchell as Attorney in Fact

Emily Banks by Brian Mitchell as attorney-in-fact
Emily Banks by Brian Mitchell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of April, 2012, before me personally appeared Brian Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Oliver Banks and Emily Banks and who acknowledged he/she/they executed the same as the free act and deed of the said Oliver Banks and Emily Banks.

Witness my hand and official seal, this the 20th day of April, 2012.

Notary Public

My Commission Expires: 05.10.12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, Cindy M. Blevins, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 07-08-2012

