WARRANTY DEED

AT-20120071

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,990.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ~~29th~~ 2nd day of ~~June,~~ July 2012.

(Affix Seal)

Notary Public

My Commission Expires: 01/07/2013

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
348 Cool Springs Blvd., Suite A
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rhonda R. Pannell	NEW OWNER	092.03-0-196.00
3708 Sunnywood Court		
Antioch, TN 37013		

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 consideration, the receipt of which is hereby acknowledged, I/we, **Roslyn Banks, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Rhonda R. Pannell,*** 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:

*a married woman, as her sole and separate property,

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 235, on the Map of BLOCK 9, HEFFERMAN PLACE, as shown of record in Plat Book 161, Page 138, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 235 fronts 54.2 feet on the northerly side of Eden Street and runs back with the Westerly margin of 24th Avenue North, formerly Harrahan Avenue, 140 feet to an alley, measuring 56.5 feet thereon.

Being the same property conveyed to Roslyn Banks, unmarried from Charles C Harris and Tracy L Harris, a one-half interest each as tenants in common by Warranty Deed dated August 4, 2004, recorded August 12, 2004 of record in Instrument #200408120097513, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of Grantor, Grantor's spouse or dependants, as defined by statute.

( ) unimproved
This is (X) improved property know as 2400 Eden Street, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 29th day of June, 2012

Roslyn Banks

Roslyn Banks

BILL GARRETT, Davidson County
Trans:T20120048478 DEEDWARR
Recvd: 07/02/12 10:45 1 pgs
Fees:13.00 Taxes:458.75
20120702-0057755

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Roslyn Banks , the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 29th day of June, 2012.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY