WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2012 Notary Public MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelvin Cartwright	PrimeLending, A PlainsCapital Company	053060A11800CO
(NAME)	(NAME)	
1948 Waterford Dr	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary D. Banks, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelvin Cartwright, an unmarried person**, hereinafter called the Grantees, 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. 118 on the Plan of Waterford, A Planned Unit Development, Phase 3, as of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof of said lot.

Being the same property conveyed to Paul M. Banks and wife, Mary D. Banks, by Warranty Deed from Terri L. King Frantz and husband, Dan Frantz, dated October 18, 2006 of record in Instrument No. 20061025-0132422, Register's Office of Davidson County, Tennessee. Paul M. Banks having since died on November 15, 2009 leaving his wife Mary D. Banks as sole owner of said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1948 Waterford Dr, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20120057464 DEEDWARR
Recvd: 08/03/12 11:30 2 pgs
Fees:13.00 Taxes:481.00
20120803-0069017

Witness our hands this 31st day of July, 2012

Mary Banks
Mary D. Banks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Mary D. Banks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2012.

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015