WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120082863 DEEDWARR
Recvd: 10/31/12 10:41 2 pgs
Fees: 13.00 Taxes: 736.30
20121031-0099919

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS TY, TN
David G. Banks	Farmington Financial Group, LLC	103120A01600CO
(NAME)	(NAME)	
4200 W End Avenue, 304	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(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, **Dorothy H. Chitwood, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David G. Banks, single**, hereinafter called the GRANTEE(S), their heirs and/or 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 Apartment No. 304, as shown on the plan of Harding House, Condominium Apartments, of record in Plat Book 4675, Page 60, said Register's Office and further established by the Master Deed of record in Book 4759, Page 665 as corrected in Book 5898, Page 767 and amended in Book 4979, Page 944, Book 4768, Page 818 as corrected in Book 5898, Page 769, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
Parking Space #20 is a limited common element for the exclusive use of the occupant of said apartment.

Being the same property conveyed to Dorothy H. Chitwood, unmarried by Deed from Edith Forrest Robertson, unmarried, dated 06/19/2000 and filed for record on 06/20/2000 in Instrument 200006200061210, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4675, Page 60, said Register's Office.

Master Deed and By-Laws filed for record in Book 4759, Page 665, said Register's Office. Said Masterdeed was amended of record in Book 4768, Page 818, Book 4979, Page 944, and corrected in Book 5898, Page 767, Book 5898, Page 769, said Register's Office.

Said By-Laws were amended of record in Book 5572, Page 149, said Register's Office.

HOA Charter of record in Book 4759, Page 657, said Register's Office.

Amended HOA Charter of record in Book 5579, Page 985, said Register's Office.

County of Davidson taxes for the year 2012 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 4200 W End Avenue, 304, Nashville, TN 37205
(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/or 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/or 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 hand this 26th day of October, 2012.

Dorothy H. Chitwood

Dorothy H. Chitwood

State of Tennessee
County of Wilson

Personally appeared before me Dorothy H. Chitwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of October, 2012.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122