WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$128,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of Nov, 2012

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
E. Brent Cornelius	SAME	146-04-0-018.00
201 Cambridge Place		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James R. Banniza, Robert Banniza, William Scott Banniza, Charles Banniza, Larry Banniza and Michael Anthony Banniza,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **E. Brent Cornelius and Susan P. Cornelius, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 499 on the plan of Caldwell Hall, Section 9, of record in Book 3300, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 499 fronts 200.89 feet on the north side of Harding Place and extends back 200 feet on the west line and 184.35 feet on the east line to a dead line in the rear, measuring 212.8 feet thereon.

Being the same property conveyed to Harry L. Banniza and wife, Margaret L. Banniza, by deed from Lyla T. Mackey, a widow, on April 3, 1974, of record in Book 4803, page 896, Register's Office for Davidson County, Tennessee. Harry L. Banniza having since died leaving property to Margaret L. Banniza by right of survivorship. The said Margaret L. Banniza having died testate on February 5, 2009 leaving property to James R. Banniza, Robert Banniza, Harry Banniza, Charles Banniza, Larry Banniza and Michael Anthony Banniza by Last Will and Testament being of record in Instrument Number 20120314-0021746. Said Last Will and Testament was entered into Probate September 21, 2009 at Cause No. 09-P-1439, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Harry Banniza having died intestate on September 27, 2008, with his interest vesting in William Scott Banniza; his son and sole heir-at-law, Affidavit of Heirship of record in Instrument Number 20090917-0087048, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 25, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3285, page 488; Book 1133, page 610; and Book 1237, page 371, Register's Office for Davidson County, Tennessee.

This is improved property known as: **700 Harding Place, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 12/04/12 13:55 2 pgs
Fees:13.00 Taxes:473.60
20121204-0111544

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 our hands this November 30, 2012.

Michael Anthony Banniza

Charles Banniza

James R. Banniza

Robert Banniza

Larry Banniza

William Scott Banniza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James R. Banniza, Robert Banniza, William Scott Banniza, Charles Banniza, Larry Banniza and Michael Anthony Banniza,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 30, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY