WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130042116 DEEDWARR
Recvd: 05/21/13 08:24 2 pgs
Fees:13.00 Taxes:407.00
20130521-0050917

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary L. Stephens	NEW OWNER	07408013600
(NAME)	(NAME)	
1184 Fairvue Village Lane		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James Ray Bankston, a single widower**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO * 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: *Gary L. Stephens, unmarried

Being Lot No. 728 on the plan of Hermitage Hills, Section No. Seven of record in Book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Ray Bankston and wife, Velma West Bankston by deed from F. E. Stratton, Jr. and wife, Bettie Stratton of record in book 3614, page 291, Register's Office for Davidson County, Tennessee. Velma West Bankston having died on April 2, 2007, vesting property in James Ray Bankston as surviving spouse.

NOTE: James Ray Bankston is one and the same person as James Ray Bankston, Sr.

This property is being sold as is.

This conveyance is subject to 2013 taxes prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 3300, pages 62 and 63, and Subject to the restrictive covenants as set out in Book 8475,page 159, said Register's Office. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 326 Bonnahurst Drive, Hermitage, TN 37076
(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 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, 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 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.

Witness my hand this 13th day of May, 2013.

James Ray Bankston

By: Gloria Bankston Vaughan Reece
Gloria Bankston Vaughan, now Reece, Attorney-in-fact for James Ray Bankston
Attorney-in-fact

Attest: Marilee Henderson Dye
Marilee Henderson Dye, Attorney-in-fact for James Ray Bankston
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Gloria Bankston Vaughan Reece and Marilee Henderson Dye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they are the Attorneys-in-fact of James Ray Bankston, the bargainor, and as such Attorneys-in-fact executed this instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of May, 2013.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON