BILL GARRETT, Davidson County
Trans:T20140010045 DEEDWARR
Recvd: 02/12/14 08:46 2 pgs
Fees:13.00 Taxes:185.00

20140212-0012271

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$50,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2014.

Notary Public

My commission expires: 8-15-15

(AFFIX SEAL)

LORI T. WOMBLE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square , Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
D.R. Roach	**Same**	**162 16-0-B 008.00CO**
301 Leisure Ct.		
Antioch, TN 37013		

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 ACKNOWLEDGE, I,

Barbara A. Bankson, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Equity Trust Company Custodian FBO D. R. Roach IRA

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit No. 8 on the Plan of Leisure Heights, Section One, Phase One, of record in Book 5800, page 267, and as amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Barbara Ann Bankson, unmarried, by deed of record in Book 9522, page 668, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the utility easement of record in Book 4984, page 569; to the sewer easement to Metro of record in Book 5020, page 739,m Book 5287, page 976 and Book 6303, page 596; to the water main easement of record in Book 5025, page 614 and Book 5287, page 979; to the storm water detention agreement of record in Book 6145, page 226; to the Charter HOA of record in Book 6164, page 438, and, to any and all other matters as shown on subdivision plat of record in Plat Book 5800, page 267 and 6396, page 502, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **305 Leisure Court, Antioch, TN 37013**

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. The GRANTOR covenants 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 the same in 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/our hand(s) this **30th** day of **January, 2014.**

Barbara A. Bankson

Barbara A. Bankson

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Barbara A. Bankson,** the within named seller, 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, at office, this **30th** day of **January, 2014.**

Mark Moore

Notary Public

My Commission Expires: 12-21-2016

