BILL GARRETT, Davidson County
Trans:T20140021638 DEEDWARR
Recvd: 04/01/14 10:06 2 pgs
Fees:13.00 Taxes:333.00
20140401-0026714

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES March 3, 2015

Commission Expiration: 3-3-15

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Janna Thornhill<br>3085 Brantley Dr.<br>Antioch, TN 37013 | SAME AS NEW OWNER. | -15002050900 |

# WARRANTY DEED

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, WE, **Roslyn E. Banks, Trustee or her Successor Trustees under the Roslyn E. Banks Residence Trust,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janna Thornhill, a married 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:

Property known as 3085 Brantley Dr. Antioch, TN 37013, County of Davidson

said real property being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 170B, Zone Lot Division, Lot 170, Resubdivision of Lots 170, 171 and 172, Harbor Gate, Section 2, Revised as in Book 8250, Page 354, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roslyn E. Banks, Trustee or her Successor Trustees under the Roslyn E. Banks Residence Trust by Quitclaim Deed from Roslyn E. Banks, a single woman dated 07/17/04, filed of record in Instrument No. 20040730-0091294, said Register's Office.

Tax Map and Parcel ID is as follows 15002050900

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as 3085 Brantley Dr., 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; 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 unemcumbered, 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 26th day of March, 2014.

Roslyn E. Banks

Roslyn E. Banks, Trustee under the Roslyn E. Banks Residence Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Roslyn E. Banks,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Trustee under the Roslyn E. Banks Residence Trust,** the within named bargainor, a Trust, and that she as such **Trustee**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as **Trustee**.

Witness my hand and official seal at office this 26th day of March, 2014.




Rita B Mitchell
Notary Public
Commission Expiration: 1-5-2016