File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140072988 DEEDWARR
Recvd: 09/29/14 14:15 2 pgs
Fees:13.00 Taxes:728.90
20140929-0089548

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 56862
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gianikas Contractors, Inc. 309 White Bridge Pike Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 09106031300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$197,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tim J. Banks and Sharon J. Banks, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gianikas Contractors, Inc.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 1315, 1317 and 1319 of Block 184, Plan No. 1; West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots front together 75 feet on the northerly side of Kentucky Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Tim J. Banks, Joe E. Banks and Ruth O. Banks by Warranty Deed from Margaret Bell Hudson, dated March 15, 1990 and recorded on March 27, 1990 of record in Book 8073, page 421, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 3, 2002, recorded on July 8, 2002 of record in Doc. No. 20020708-0081994, said Register's Office, subject property was conveyed to Tim J. Banks and wife, Sharon J. Banks.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Pages 74 and 75, said Register's Office. Gas/Mechanical Electrical or Plumbing Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10694, page 346, said Register's Office.

This is improved property, known as: 5410 Kentucky Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of September, 2014.

Tim J. Banks

Sharon J. Banks

State of TENNESSEE
County of DAVIDSON

On this 25th day of September, 2014 , before me the undersigned authority, personally appeared Tim J. Banks and Sharon J. Banks , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $197,000.00

Affiant

Sworn and subscribed before me this the 25th day of September, 2014

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public