RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140088189 DEEDWARR
Recvd: 11/24/14 10:29 2 pgs
Fees:13.00 Taxes:978.65
20141124-0107811

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 264,500.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2014.

Lura Brady
Notary Public

My commission expires: 8-27-18

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ERIC D. BANKS **AMANDA M. BANKS**	**NAVY FEDERAL CREDIT UNION**	**064080A10800CO**
4814 RAINER DR	**5505 HERITAGE OAKS DR.**	
OLD HICKORY, TN 37138	**PENSACOLA, FL 32526**	

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, WE,

JAMES W. JONES, A MARRIED MAN, and TARA JONES, HIS WIFE

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

ERIC D. BANKS and AMANDA M. BANKS

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:

LAND in Davidson County, Tennessee, being Lot No, 70 on the Plan of Section Three, Merritt Downs of record in Instrument No: 20040629-0076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO JAMES W. JONES, A MARRIED MAN, and TARA JONES, HIS WIFE, BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, DATED 06/24/2005 AND RECORDED ON 07/14/2005 IN INSTRUMENT NUMBER 20050714-0081826, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4814 RAINER DR, OLD HICKORY, TN 37138.

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 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 20th day of November, 2014.

JAMES W. JONES

TARA JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES W. JONES and TARA JONES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2014.

Lura Brady
Notary Public

My Commission Expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY