This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/15/15 08:53 2 pgs
Fees:13.00 Taxes:388.50
20150115-0004161

WARRANTY DEED

THIS INDENTURE made and entered into this 14th th day of January, 2015, by and between Annie B Mai Wright, unmarried, party of the first part, and Sherry M Banks, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING LOT NO. 106 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, AS OF RECORD IN BOOK 2900, PAGE 120, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. THIS CONVEYANCE SUBJECT TO THE RESTRICTIONS AS OF RECORD IN BOOK 3136, PAGE 52 AND BOOK 3253, PAGE 591, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being all or part of the same property conveyed to Annie B. Mai Wright, AKA: Annie Mai Bridgeforth by virtue of that certain Quit Claim Deed dated December 19, 1996, at Book 10331, Page 246 in the Register's Office of Davidson County, Tennessee.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Annie B Mai Wright by Gail Coleman, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of January, 2015, before me personally appeared Gail Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Annie B. Mai Wright and acknowledged that she executed the same as the free act and deed of the said Annie B. Mai Wright.

WITNESS my hand and official seal at office this 14th day of January, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Sherry M Banks

3121 Moorewood Drive, Nashville, TN 37207

Tax Parcel No 06002013500

Property Address: 3121 Moorewood Drive
Nashville, TN 37207

MAIL TAX BILLS TO: Regions Mortgaeg, PO Box 2153, Birmingham, AL 35287-2520

Firm File #: 20141223

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sherry M. Banks
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of January, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18