Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $295,500.00

BILL GARRETT, Davidson County
Trans:T20150044498 DEEDWARR
Recvd: 06/05/15 13:46 2 pgs
Fees:13.00 Taxes:1093.35
20150605-0053084

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JUNE 27, 2016

Affiant

Subscribed and sworn to before me, this 29th day of May, 2015.

Charlotte A Burbank
Notary Public
My commission expires:

03-1504-38374

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl VonHartman 3808 Lakeridge Run Nashville TN 37214	Gardner Financial, Ltd. dba Legacy Mutual 3503 Paesanos Pkwy San Antonio, TX 78231	109-01-0-A-060.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Seth Banks, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carl VonHartman, unmarried and Stormi Murtie and husband, Roger Murtie, hereinafter called the Grantees, their 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 Lot No. 21, on the Plan of First Revision, Phase Three, Lakeridge, of record in Book 9700, Page 373, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Seth Banks, a married man by deed from Mark Pruett, an unmarried person, dated August 24, 2012, recorded August 31, 2012, of record in Instrument No. 20120831-0078840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Amber Orr, spouse of Grantor, joins in the execution of this instrucment for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 3808 Lakeridge Run, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of May, 2015.

Seth Banks

Amber Orr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Seth Banks and Amber Orr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of May, 2015.

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

State of Tennessee at Large

My Commission expires 9/26/2018