BILL GARRETT, Davidson County
Trans:T20150055272 DEEDWARR
Recvd: 07/08/15 15:33 2 pgs
Fees:13.00 Taxes:778.48
20150708-0066410

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,400.00.

Affiant

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

Notary Public

My commission expires: 7/3/2017

Julie Hamilton State of Tennessee Notary Public Davidson County

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laurice L. Banks and Crystal E. Banks	Same as new owner	**Map\Parcel: 150120B01100CO**
6312 Mount View Road		
Antioch, TN 37013		

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,

Frances Perry, unmarried

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

Laurice L. Banks and Crystal E. Banks, husband and wife

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. 11 on the Plan of Final P.U.D. Plan, Planned Unit Development, Re-Subdivision of Lots 1,2,10,11,12,14,15,16,24 & 25, Kensal Green, Section One of record in Plat Book 7900, Page 631, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Perry and wife, Frances Perry by Warranty deed from Phillips Builders, Inc., of record in Book 9777, page 113, Register's Office for Davidson County, Tennessee, dated August 28, 1995 and recorded on August 30, 1995.

Thomas Perry having since died November 25, 2009. Estate closed and being of record in the 7th Circuit Probate Court for Davidson County, Tennessee Docket No. 10P-327. Last Will and Testament of record in Estate of Thomas Perry Devise's property to wife, Frances Perry.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 7900, Page 631, Covenants, Conditions and Restrictions of record in Book 7619, Page 647, 1st amendment Book 7657, Page 583, 2nd amendment in Book 7675, Page 923, Book 3rd amendment in Book 8708, Page 630, 4th amendment in Instrument No. 20060405-0039162 as supplemented in Book 7776, Page 826 and in Book 9065, Page 744, (as further supplemented for additional phases by recordings in Book 8201, Page 770, Book 8663, Page 384, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9696, Page 654 and in Book 10404, Page 611). By-Laws of record in Book 7619, Page 679 as amended in Book 9509, Page 363, Book 9647, Page 472, and in Instrument No. 20090513-0044145, HOA Common area Deed of record in Book 7768, Page 455, HOA Charter of record in Book 7661, Page 37, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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.

This is improved property known as **6312 Mount View Road 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 that we are lawfully seized 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; 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 29th day of June, 2015.

Frances Perry

Frances Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Frances Perry the within named grantors, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2015.

B Hodge

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150189**
RECORD & RETURN TO:
SolomonParks Title & ~~Escrow, LLC~~
8119 ~~ISABELLA LANE~~, SUITE 104
~~BRENTWOOD~~, TN 37027

Magnolia Title + Escrow
615 Main St.
Nashville, TN 37206