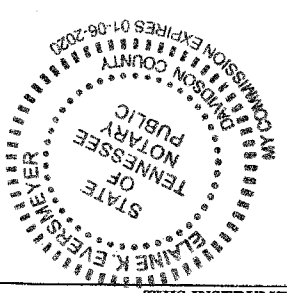
Davidson County	DEEDWARR
Recvd: 03/17/16 08:41	3 pgs
Fees:18.00 Taxes:1073.00	
20160317-0025209	

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2016.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Talando Banks Jerica Banks	Highland Residential	
5231 New John Hagar Rd	12001 N. Central Expressway #875	098-06-0A-086-00-CO
Hermitage, TN 37076	Dallas TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **INTERNAL DATA RESOURCES, INC., A GEORGIA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TALANDO BANKS AND JERICA BANKS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 23 on the Plan of Phase One, Section B, Bridgewater of record in Plat at Instrument No. 20060425-0046949, and corrected by Surveyor's Certificate of Correction recorded at Instrument No. 20060608-0067982, 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 Brandon Rogers by Special Warranty deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20070705-0079878 Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 5, 2007.

Being the same property conveyed to Internal Data Resources, Inc., a Georgia Corporation by Warranty deed from Brandon Rogers of record in Instrument No. 20151208-0123319 Register's Office for Davidson County, Tennessee, dated December 7, 2015 and recorded on December 08, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5231 New John Hagar Rd, Hermitage, TN 37076.

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, unless otherwise herein set out; 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.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of March, 2016.

Internal Data Resources, Inc., a Georgia Corporation

By:_____
Name: Ashley Holahan
Title: Authorized Manager

STATE OF ~~GEORGIA~~ Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashley Holahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Manager of Internal Data Resources, Inc., a Georgia Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2016.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 3, 2017

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).