WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024370 DEEDWARR
Recvd: 03/28/16 09:35 2 pgs
Fees:13.00 Taxes:822.33
20160328-0028386

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$222,250.00.**

Affiant

Subscribed and sworn to before me this 24th day of March 2016

Notary Public

My Commission expires: 10/15/16 (Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANA DELWORTH

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Jamie S. Dent	New owner	059-01-0-016.00
6137 Beals Lane		
Nashville, TN 37218		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gordon S. Banks and wife, Nichole M. Banks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jamie S. Dent and Jodi C. Aaron, as tenants in common**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of R.B. Beal Subdivision, Section One, as of record in Book 3700, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Gordon S. Banks and wife, Nichole M. Banks from Raymond Anthony Pursell and Samuel T. Jones, Co-executors of the Estate of Willie Weakley, deceased by Deed on December 23, 1996, of record in Book 10313, Page 894, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Page 102, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7663, Page 720, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6137 Beals Lane, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 24, 2016.

Gordon S. Banks

Nichole M. Banks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gordon S. Banks and Nichole M. Banks** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 24, 2016

Notary Public

My Commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY