BILL GARRETT, Davidson County
Trans:T20170076924 DEEDWARR
Recvd: 09/01/17 13:23 2 pgs
Fees:13.00 Taxes:2497.50
20170901-0090210

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $675,000.00.

P Walders
Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn before me this the 31st day of August, 2017.

Tabatha Edwards
Notary Public
My commission expires: 11-5-19

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Frances Keegan Banks 5204 Granny White Pike Nashville, TN 37220	new Owner	145-11-0 026.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JORDAN CRITZ AND KRISTEN CRITZ, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM BRYANT BANKS AND FRANCES KEEGAN BANKS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 14 on the Plan of Granny White Park, of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jordan Critz and Kristen Critz, husband and wife, by deed from Frank J. Dial and Lindsay B. Dial, husband and wife, dated 04/29/2016, of record in Instrument No. 20160502-0042858, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5204 Granny White Pike, Nashville, TN 37220.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

JC JC

Witness my hand this the 31st day of August, 2017.

Jordan Critz

Kristen Critz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jordan Critz and Kristen Critz, 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 and official seal this 31st day of August, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206