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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913401**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2017. Notary Public My Commission Expires: 12/7/20

KATHERINE ANN HEDRICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES DECEMBER 7, 2020

Bill Garrett Davidson County
Batch# 6238 DEEDWARR
10/02/2017 09:16:07 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20171002-0100263

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leanore S. Wartell, and Sherri W. Faulkner and Doug Faulkner, III 4200 West End Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 103-12-0A-016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David G. Banks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leanore S. Wartell, an unmarried woman, and Sherry W. Faulkner and Doug Faulkner, III, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Apartment No. 304, as shown on the plan of Harding House, Condominium Apartments, of record in Plat Book 4675, Page 60, revised in Plat Book 4860, page 82, said Registers Office and further established by the Master Deed of record in Book 4759, Page 665 as corrected in Book 4768, Page 818 and in Book 5898, Page 767 and amended in Book 4979, Page 944, as corrected in Book 5898, Page 769, Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Parking Space #20 is a limited common element for the exclusive use of the occupant of said apartment.

Being the same property conveyed to DAVID G. BANKS, by deed from DOROTHY H. CHITWOOD, of record in Instrument No. 20121031-0099919, dated October 26, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 103-12-0A-016.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, page 60, revised in Book 4860, page 82, said Register's Office.

Master Deed of record in Book 4759, page 665, as corrected in Book 4768, Page 818 and in Book 5898, Page 767 and amended in Book 4979, Page 944, as corrected in Book 5898, Page 769 , By-Laws amended in Book 5572, page 149, said Register's Office.

This is improved property located at 4200 West End Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2017.

David G. Banks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David G. Banks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021