WARRANTY DEED

Bill Garrett Davidson County
Batch# 124604 DEEDWARR
08/03/2018 03:48:25 PM 2 pgs
Fees: $13.00 Taxes: $92.50

20180803-0076574

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $25,000.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 2017

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

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:
Eric Woods	SAME	04405023500
901 E Old Hickory Blvd		
Old Hickory, TN 37138		

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, **George David Banks** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eric Woods**, his 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 a southerly part of Lot 7 on the Map of Hadley's Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 125, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 40 feet on the westerly side of Robinson AVenue and extends back 147 feet on the southerly line, same being the original southerly line of said Lot No. 7 and 148.5 feet, more or less, on the northerly line, to an alley in the rear on which it measures 37 feet and 8 inches thereon.

Being the same property conveyed to Cornelia Faye Banks by Installment Deed from F. G. Lewis and wife, Annie Hazel Lewis,dated August 6, 1974, of record in Book 4841, page 310, Register's Office for Davidson County, Tennessee. Cornelia Faye Banks having deceased on May 10, 2014, leaving property to her heir at law. Affidavit of Heirship stating George David Banks as the only heir at law dated September 20, 2017, recorded in Instrument Number 20180803-0076573, 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:

2018 Davidson County Property Taxes and subsequent years

All matters as shown on the plan of record in Plat Book 547, Page 125, said Register's Office.

This is improved property known as: **402 Rayon Drive, Old Hickory, TN 37138**

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 September 25, 2017.

GEORGE DAVID 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 **George David Banks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 25, 2017

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY