THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 140174 **DEEDWARR**
09/12/2018 10:40:32 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180912-0090464

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kyle David Banks and Sarah Banks 1000 Blythe Ct Nashville, TN 37221	Highlands Residential Mortgage, LTD 12001 N. Central Expressway, suite 750 Dallas, TX 75243	141-12-0B-025.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **NANCYE DENISE SOVINE, a unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **KYLE DAVID BANKS** and * , hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

* Sarah Banks, husband and wife

Land being all that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Nashville, of Davidson County, State of Tennessee, and being Lot No. 25 on the Plan of Southampton, Phase 1, a Planned Unit Development, of record in Book 5200, Page 464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancye Denise Sovine, an unmarried woman, by Warranty Deed from Kevin P. Meehan and wife, Debora L. Meehan, AKA Debra Waller, of record on March 11, 2004, at Instrument No. 20040311-0027949, Davidson County Register of Deeds.

This property is commonly known as **1000 Blythe Ct, Nashville, TN 37221**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness my hand this 7 day of **September, 2018**:

Nancye Denise Sovine

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCYE DENISE SOVINE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7 day of September, 2018.

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $275,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7 DAY OF SEPTEMBER, 2018:

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22