Karen Y Johnson Davidson County
Batch# 164543 DEEDWARR
11/21/2018 03:34:14 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20181121-0114842

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$705,000.00.** Kristian Booth

~~Affiant~~

Subscribed and sworn to before me, this the 13TH day of November, 2018.

Notary Public

My commission expires: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elyse H. Badewitz	**New Owner(s)**	**Map 118-06-0-I Parcel 002.00co**
910 B Gale Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nathaniel H. Banks and Shannon Banks, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Coneen, Trustee of The Susan Coneen Family Trust and Elyse H. Badewitz, unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 910 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument No. 20130821-0088167, 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 a Revision of the westerly 74 feet of Lot No. 80 B on the Plan of Battlefield Estates, Section 1 of record in Book 843, Pages 96 and 97, Register's Office of Davidson County, Tennessee.

Being all of the same property conveyed to Nathaniel H. Banks and Shannon Banks, husband and wife, by Deed dated May 23, 2014 from Aspen Construction Inc., a Tennessee Corporation, of record in Instrument No. 20140530-0046460, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 910 Gale Lane Townhomes in Instrument No. 20130821-0088167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 6348, Page 723, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions and By-Laws shown as Exhibit "B" of 910 Gale Lane Townhomes, of record in Instrument No. 20130821-0088167, Register's Office for Davidson County, Tennessee. (4) Assignment of Developers Rights, of record in Instrument No. 20130821-0088172, said Register's Office. (5) All matters as shown on Plat Book 843, Pages 96 and 97, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **910 B Gale Lane, Nashville, TN 37204**

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 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 13 day of **November, 2018.**

Nathaniel H. Banks

Shannon Banks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nathaniel H. Banks and Shannon Banks,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of **November, 2018.**

Notary Public

My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY