WARRANTY DEED

KIMBERLY R. PARKER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Dina Minner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles V. Duncan	New Owner	75-12-A91
417 Beacon Hill (ADDRESS)	(NAME)	75-12-A88
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ODELL BINKLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES V. DUNCAN**, 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 Lots No. 88 & 91 & on the Plan of Greer Meadows at Cedar Creek, Section 2 of record in Plat Book 9700, Page 601, Register's Office for said County, to which reference is made for a more complete description.

Being a part of the same property conveyed to Odell Binkley, Trustee by deed of record in Book 10455, Page 674, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **5125 Greer Station Drive, Nashville,, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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.

Instr:200006090057505 Page: 1 OF 2
REC'D FOR REC 06/09/2000 8:29:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $74.00

Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200079

P.2/3 NO.039 MAY.26.2000 10:42AM

Witness my/our hand(s) this.

Odell Binkley

State of Tennessee Davidson County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Odell Binkley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 26th day of May, 2000.

Commission expires:
Nov. 25, 2000

Notary Public at Large

MARY E. BINKLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.