27A
2 of 3

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/01 08:53 2pgs
Fees:13.00 Taxes:399.60

20010823-0090982

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 4-28-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery W. Story	Jeffery W. Story	Map 64
(NAME) 1207 Wembley Drive	(NAME) Same	Group 16-0-C
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Same	Parcel 97
(CITY) (STATE) (ZIP)	(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, Brandon D. Binkley and Wife, Dawn M. Binkley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery W. Story and Lesa M. Seay, 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:

Being Lot No. 52, Section Four on the Plan of Wembley Downs, as of record in Plat Book 7900, Page 456, 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 the same property conveyed to Brandon D. Binkley, unmarried by deed from Melissa J. Williams, unmarried of record in Deed Book 10075, page 789, Register's Office for said County.

The said Brandon D. Binkley having since married, is joined in this conveyance by his wife Dawn M. Binkley.

Restrictive Covenants of record in Deed Book 8304, Page 623; Book 8447, Page 633 and Book 8797, Page 915, Register's Office of said County.

By-Laws in Book 8304, Page 623 and Book 9522, Page 349, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 8404, Page 718, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 1207 Wembley Drive, Hermitage, 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.

Witness my/our hand(s) this.

Brandon D. Binkley

Dawn M. Binkley by her attorney in fact.

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brandon D. Binkley the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2001.

My Commission Expire:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission

STATE OF Tennessee
COUNTY OF Wilson

On this the 20th day of August, 2001, before me personally appeared Brandon D. Binkley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dawn M. Binkley, and who acknowledged that he executed the same as the free act and deed of the said Dawn M. Binkley by virtue of that Power of Attorney, duly executed by the said Dawn M. Binkley and appearing of record in Book *___, page _____, of Register's Office of Davidson County, Tennessee.

* as Instrument No - 20010823-0090781

Witness my hand and official this 20th day of August, 2001.

My Commission Expires: _____

_____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission

File Number2107087

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122