WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/03 10:56 2pgs
Fees:13.00 Taxes:222.00
20031229-0183020

PATRICIA D. CAVITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Ronnie E. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie E. Binkley	Same	71-11-225
(NAME)	(NAME)	
1440 Pennock Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

Shannon D. Garrett, now known as Shannon D. Lane,

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

Ronnie E. Binkley, an unmarried person

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 Nos. 343, 344, and 345 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for said County.

SAID Lots Nos. 343, 344, and 345 front together 75 feet on the westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Enoch R. Garrett, Jr. et ux, Margie E. Garrett, by Warranty Deed from R. F. Melton et ux, Frances G. Melton, of record in Book 3540, Page 457, Register's Office for Davidson County, Tennessee. Further being the same property awarded to Margie E. Garrett by Final Decree of Divorce, Docket No. 87230, Sixth Circuit Court for Davidson County, Tennessee, dated December 8, 1977. Further being the same property conveyed to Shannon D. Garrett, now know as Shannon Lane, by Quitclaim Deed from Margie E. Garrett of record in Book 11087, Page 860, Register's Office for Davidson County, Tennessee

The above described property is not the primary residence of the Grantor.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 1440 Pennock Avenue, Nashville, TN 37207
(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 hand this 19th day of December, 2003.

Shannon D. Garrett - Shannon D. Lane
Shannon D. Lane

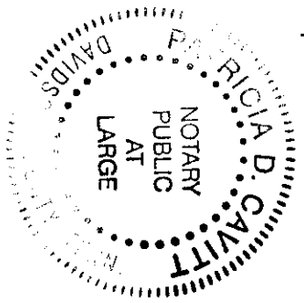
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Shannon D. Garrett, now known as Shannon Lane, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2003.

Commission expires: May 28, 2006



Patricia D. Cavitt Notary Public