Re-record Deed in the correct county/Davidson

2

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Jan T. Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF ~~APRIL, 2004~~.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/26/05 11:12 2 pgs
Fees:12.00 Taxes:0.00
20050526-0059543

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jan T. Powers | Jan T. Powers | Map 84 |
| (NAME) 2940 Fernbrook Lane | (NAME) Same | Group 08-0 |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) | Parcel 38 |
| (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,**
**Lisa Ann Binkley , Tommy Clayton Binkley and Shirley Ann Johnston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jan T. Powers,** unmarried**, 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. 189 on the Plan of LINCOYA HILLS, Section SEVEN, as of record in Plat Book 2331, Page 119, 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 THOMAS M. BINKLEY AND WIFE, MARGARET G. BINKLEY by deed DATED SEPTEMBER 26, 1958 from JOE W. ANDERTON AND WIFE, MARIE S. ANDERTON of record in Deed Book 2806, page 303 AND FILED FOR RECORD ON SEPTEMBER 29, 1958, Register's Office for said County. Margaret G Binkley having since died leaving Thomas M Binkley as tenant by the entirety. Thomas M Binkley having since died leaving Lisa Ann Binkley , Tommy Clayton Binkley and Shirley Ann Johnston, heirs of his estate per Last Will and Testament dated April 3, 1995.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2940 Fernbrook Lane, Nashville, TN 37204
(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 15th day of April, 2004.

Shirley Ann Johnston

Lisa Ann Binkley

Tommy Clayton Binkley

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 Lisa Ann Binkley , Tommy Clayton Binkley and Shirley Ann Johnston 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 4/15/2004

My Commission Expires: 4-9-07

Notary Public

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**File Number2404024**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

BK/PG:1045/801-802
04226663

| | |
|---|---|
| 2 PGS : AL - DEED | |
| JILL BATCH: 32313 | |
| 04/19/2004 - 08:15 AM | |
| VALUE | 145000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 536.50 |
| RECORDING FEE | 10.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 549.50 |

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS