WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/06 12:44 2 pgs
Fees:13.00 Taxes:2257.00
20060525-0061613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/28/2008

(AFFIX SEAL)

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman Potoksky	Regions Mortgage	Map 132-5
(NAME)	(NAME)	
4209 Savannah Place	P.O. Box 1718	Parcel 171
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Memphis TN 38101-1718	
(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, **JOSEPH BINKLEY AND WIFE, LYNN BINKLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORMAN POTOKSKY AND GWENDOLYN M. PEARSON,** 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 Lot No. 1 on the Plan of Jewell Estates of record in Plat Book 9700, page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph Binkley and wife, Lynn Binkley, by deed from Joe R. Stacker and wife, Anna L. Stacker, of record in Instrument #20030919-0138876, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 14, said Register's Office; and (c) restrictive covenants of record in Book 4100, page 127, Book 5838, page 40 and Book 10131, page 856, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4209 Savannah Place, Nashville, Tennessee 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 our hands this 19th day of May, 2006.

Joseph Binkley

Lynn Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Binkley and Lynn Binkley , the bargainor, 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 19 day of May, 2006.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
EXP. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027