WARRANTY DEED

File Number: 60112

Davidson County DEEDWARR
Recvd: 09/25/06 09:16 2 pgs
Fees:13.00 Taxes:267.45

20060925-0118143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,285.00

Hilbert Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

RACHEL L. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilbert Manning	Countrywide Home Loans, Inc.	69-16-130.00
(NAME)	(NAME)	
3508 Hydes Ferry Road	801 Cresent Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Franklin, TN 37067	
(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, Brenda Darlene Binkley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hilbert Manning, 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 the southerly one-half of Lot No. 17 and the northerly 28.5 feet of Lot No. 18 on the Map of Ashton's Subdivision, as of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos 17 and 18 front together 82 feet on the easterly side of Hydes Ferry Pike and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Roy Dale Binkley and Brenda Darlene Binkley, both unmarried, joint tenants with right of survivorship and not as tenants in common by deed from H. Regina McCord of record in Book 9468. Page 470, said Register's Office and further conveyed to Brenda Darlene Binkley, unmarried, by quitclaim deed from Roy Dale Binkley, as to my ½ undivided interest, dated January 21, 1997, of record in Book 10328, Page 442, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3508 Hydes Ferry Road, Nashville, TN 37218

(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 15th day of September, 2006.

x Brenda Darlene Binkley

Brenda Darlene 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 Brenda Darlene Binkley, the bargainor(s), 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 15th day of September, 2006.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

RACHEL L. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public