WARRANTY DEED

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0925

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
North Egg Ventures, LLC	Same	073-01-0 024.00 & 025.00
(NAME) 4117 Gallatin Rd.	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, Greggory Scott Binkley and wife, Mary Katheryn Binkley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO North Egg Ventures, LLC, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2009 Olga Avenue, Nashville, TN 37216

(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 9th day of February, 2007.

Greggory Scott Binkley

Mary Katheryn Binkley

Davidson County DEEDWARR
Recvd: 02/15/07 11:12 3 pgs
Fees:18.00 Taxes:599.40

20070215-0019343

STATE OF TENNESSEE

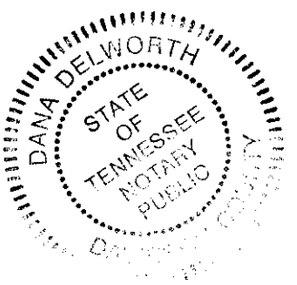
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greggory Scott Binkley and Mary Katheryn Binkley the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February, 2007.

Commission expires: 8/24/09

Dana Delworth Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

TRACT 1:
Being Lot No. 27, Block G, of the Country Club Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, Page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT 2:
Being the southerly 50 feet of Lot No. 28, Block "G" on the map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County. Said part of Lot No. 28 fronts 50 feet on the westerly side of Olga Avenue and runs back between parallel lines 190 feet to a dead line.

BEING all of the same property conveyed to Greggory S. Binkley and wife, Mary Katheryn Binkley by Warranty Deed dated 3/18/1992 from Joe C. Binkley and wife, Peggy B. Binkley of record in Book 8578, Page 926, Register's Office for Davidson County, Tennessee.