WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 13:27 2 pgs
Fees:13.00 Taxes:1942.50
20070402-0038992

KEVIN D. MONTGOMERY NOTARY PUBLIC ATLARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

⊗ Donald R Bingham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Donald R. Bingham	Insurors Bank of Tennessee	Map 103-15-A
(NAME)	(NAME)	
131 Postwood Place	2505 21st Avenue S, Suite 204	Parcel 31
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(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, **WILLIAM M. TEAGUE AND ANN TEAGUE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD R. BINGHAM, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 31 on the Plan of Revised Postwood of record in Book 5200, page 104, as amended in Book 5362, page 13, 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 William M. Teague and wife, Ann Teague, by deed dated August 15, 1995 from Molly C. Nolen, unmarried, of record in Book 9768, page 7, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 104, said Register's Office; (c) restrictive covenants of record in Book 5116, page 225, Book 5635, page 706, Book 5910, page 322, Book 5794, page 68, Book 8240, page 746 and Instrument #20000915-0091860, said Register's Office; (d) Bylaws of record in Book 5116, page 250, said Register's Office; and (e) easements of record in Book 5113, page 667 and Book 5113, page 669, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 131 Postwood Place, Nashville, Tennessee 37205
(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 30th day of March, 2007.

William M. Teague

Ann Teague

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 William M. Teague and Ann Teague, 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 30th day of March, 2007.

Commission expires:



Notary Public