File No. 270400059

WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/01/07 12:06 2 pgs
Fees:13.00 Taxes:340.40
20070501-0051738

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2008

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE * KATHLEEN A. TOMLINSON * WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Marie King	Bank of the South	Map 108-07-0B
(NAME)	(NAME)	Parcel 020.00
120 North Timber Drive, Unit 20	551 North Mt Juliet Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mt Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Bethel Binkley and Brandy Leeann Wymer, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Marie King, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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 all of Unit No. 20, on the Plan of Timber Lake Condominiums, as shown on Exhibit A-2 to Master Deed of record in Book 6549, page 475, and Book 6561, page 141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Bethel Binkley and Brandy Leeann White, as joint tenants with right of survivorship by Quitclaim Deed dated November 15, 2005 of record in Instrument No. 20051116-0138612, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Brandy Leeann White, unmarried and Bethel Binkley a married man, by Warranty Deed dated February 1, 2005 and filed of record in Instrument No. 20050204-0013257, Register's Office for Davidson County, Tennessee. The said Brandy Leeann White now known as Brandy Leeann Wymer.

This property is subject to: 2007 real property taxes and every year thereafter; Master Deed and By-Laws of record in Book 6561, page 141, and in Book 6549, page 475, said Register's Office; HOA Charter filed of record in Book 6546, page 947, said Register's Office; Easement for Cable Television filed of record in Book 6587, page 204, said Register's Office; Waterline Easement filed of record in Book 7097, page 120, said Register's Office; Sewer line Easement filed of r3ecord in Book 7097, page 154, said Register's Office; Appointment of Successor Trustee for the Timberlake HOA filed of record in Book 8504, page 609, said Register's Office; Subject to Boundary Plat filed of record in Plat Book 6250, page 219, said Register's Office; Subject to any and all matters filed of record in Book 6549, page 475 and in Book 6561, page 141; all in the Register's Office for Davidson County, Tennessee.

Douglas Wymner, spouse of Brandy Leann Wymer, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he may have in said property, including but not limited to the marital interest.

Subject property is investment property (for Grantor Bethel Binkley) and is not now nor has it ever been the principal residence of the Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 120 N. Timber Drive Condominium 20, Nashville, TN 37214
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 hands this 25th day of April, 2007.

Bethel Binkley

Brandy Leeann Wymer

Douglas Wymer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bethel Binkley and Brandy Leeann Wymer and Douglas Wymer, 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 at office this 25th day of April, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 270400059

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122