Davidson County DEEDWARR
Recvd: 12/06/07 10:58 2 pgs
Fees:13.00 Taxes:388.50

20071206-0141302

# WARRANTY DEED

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2007

JAMES A. MAECK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public:

MY COMMISSION EXPIRES: 1-26-11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Christopher Binkley | Guaranty Trust Company | Parcel ID: |
| 2217 Larimore Drive | 316 Robert Rose Drive | 09511006200 |
| Nashville, TN 37214 | Murfreesboro, TN 37129 | |

FOR AND IN 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

**Susan C. Walkden, Executrix of the Estate of Robert M. Campbell, Sr.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Christopher Binkley and wife, April Binkley**

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:

Being Lot No. 90 on the Plan of Cloverdale, Section II & Revision of Lots 21 and 22, Section I, as of record in Book 2133, Page 58, Register's Office for Davidson County, TN.

Said Lot No. 90 fronts 86 feet on the westerly side of Larimore Drive and runs back between lines, 225.0 feet on the northerly line and 208.3 feet on the southerly line to a dead line in the rear on which it measures 87.7 feet.

Being the same property conveyed to Robert M. Campbell and wife, Betty K. Campbell by deed of record in Book 2274, Page 443, Register's Office for said County. The said Betty K. Campbell having predeceased Robert M. Campbell. Robert M. Campbell died leaving as sole heirs the Grantors herein. The Grantor herein executes this instrument as Executrix of the Estate of Robert M. Campbell, Sr. pursuant to the authority granted by the Will of the decedent of record in Probate Court of Davidson County, Tennessee, File No. 07P-33.

This conveyance is subject to Restrictive Covenants of record in Book 2149, Page 525 and Book 2094, Page 87, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2133, Page 58; and (3) Sanitary Sewer Easement of record in Book 4371, Page 122, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2217 Larimore Drive, Nashville, TN 37214

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 30th day of November, 2007.

The Estate of Robert M. Campbell, Sr.

BY: Susan C. Walkden - executor
Susan C. Walkden, Executrix

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 Susan C. Walkden, Executrix for The Estate of Robert M. Campbell, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Executrix of The Estate of Robert M. Campbell, Sr. and as such Executrix he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.