BILL GARRETT, Davidson County
Trans:T20090020898 DEEDWARR
Recvd: 03/31/09 09:05 2 pgs
Fees:13.00 Taxes:425.87
20090331-0028656

Prepared By & Return To:
Tennessee Title Services, LLC
8005 Church Street E., Suite 216
Brentwood, TN 37027
09-0122

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 115,100.00

Affiant

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of March, 2009

Tracey Perry
Notary Public
Commission Expires: 5-2-11

ADDRESS OF NEW OWNER:
Felecia Binkley
504 Williamsburg Drive
NashvilleTN37214

SEND TAX BILLS TO:
Felecia Binkley
504 Williamsburg Drive
NashvilleTN37214

MAP & PARCEL
121-04-A/4.00CO

WARRANTY DEED

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, I/WE,

Nichole Hammers, Married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO .

Felecia Binkley, Unmarried

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 Unit No. 504, Bldg. 1, on the Plan of Phase One, Williamsburg Condominium Units, of record in Book 6900, page 193, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nichole Giles and Dennis Hurstle Giles, Jr., wife and husband by deed from Charles D. Williams and Brenda J. Williams, husband and wife of record in Instrument 200506160069126, said Register's Office, dated June 6, 2005. And being the same property conveyed to **Nichole Giles by Quitclaim Deed from Dennis Hurstle Giles, Jr. of record in Instrument 200506160069128, re-recorded in Instrument 200506300075486, said Register's Office, dated June 6, 2005.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 504 Williamsburg Drive Nashville TN 37214.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Nichole Hammers 3/23/09
Nichole Hammers

Bryan Hammers 3/23/09

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nichole Hammers & Bryan Hammers, 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 Brentwood, Tennessee this 23rd day of March, 2009.

Tracey Perry
Notary Public

Commission Expires:
5-2-11

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY