WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090056499 DEEDWARR
Recvd: 08/18/09 15:28 2 pgs
Fees:13.00 Taxes:529.10
20090818-0077791

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,000.00

Janet McAllister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 1.2
(AFFIX SEAL)

JEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Glenda Garriott	NEW OWNER	Parcel ID:
3734 Edgewater Drive		13606001700
Nashville, TN 37217		

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

Pamela J. Binkley and husband, Darrell L. Binkley

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

Glenda Garriott, 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:

BEING Lot No. 351, on the Plan of Priest Lake Park, Section Five, of record in Plat Book 4460, Pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Alvin M. Allison and wife, Mildred J. Allison by deed from John L. Gibson and wife, Karen O. Gibson, of record in Book 6571, Page 340, said Register's Office. The said Alvin M. Allison having predeceased Mildred J. Allison. The said Mildred J. Allison died and devised the property by Will to Pamela Binkley. See Will of record in File No. 09P-152 in Probate Court for Davidson County, Tennessee. And being the same property conveyed to Pamela J. Binkley and husband, Darrell L. Binkley by Quitclaim Deed from Estate of Mildred Joy Allison and Pamela J. Binkley of record in Instrument 20090330-0028042, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4698, Page 969, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Pages 174, 175, and 176, 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 105 Saxon Mist Drive, Nashville, TN 37217

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 13 day of August, 2009.

Pamela J. Binkley
Pamela J. Binkley

Darrell L. Binkley
Darrell L. Binkley

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 Pamela J. Binkley and Darrell L. Binkley, 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 13 day of August, 2009.

My Commission Expires: 3/7/11

Notary Public

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