BILL GARRETT, Davidson County
Trans:T20090057772 DEEDWARR
Recvd: 08/24/09 12:19 2 pgs
Fees:13.00 Taxes:2090.50
20090824-0079391

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $565,000.00. Charles E Binkley Affiant Subscribed and sworn to before me, this 21st day of August, 2009. Wesley D. Turner Notary Public WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires: My Commission Expires NOV. 22, 2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Charles E. Binkley ~~112 Lakeside Drive~~ P.O. Box 548 ~~Goodlettsville, TN 37072~~ Joelton, TN 37080	SAME	011150A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHARLES E. BINKLEY AND WIFE, DOROTHY M. BINKLEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site 1 on the Plan of Lakewood Farms of record in Book 4860, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Lakewood Farm, a horizontal property regime established by Master Deed of record in Book 5031, page 812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pinnacle National Bank by Successor Trustee's Deed of record as Instrument No. 20090515-0045019, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in 4860, page 102, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Lakewood Farms Condominiums, of record in Book 5031, page 812, Register's Office for said County.

4. Easement for encroachment of garage onto the common elements of Lakewood Farms of record at Book 9574, page 591, Register's Office for Davidson County, Tennessee.

5. Deed of Easement for subsurface sewage disposal system of record at Instrument No. 20080421-0040579, Register's Office for Davidson County, Tennessee.

6. All existing building restrictions, zoning ordinances, easements and restrictions of record.

This is improved property known as: **112 Lakeside Drive, Goodlettsville, TN 37072**.

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 does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 20th day of August, 2009.

PINNACLE NATIONAL BANK

BY: _____
Stephen E. Horn, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN E. HORN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SENIOR VICE PRESIDENT**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of August, 2009.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010