BILL GARRETT, Davidson County
Trans:T20100034409 DEEDWARR
Recvd: 06/07/10 12:31 2 pgs
Fees:12.00 Taxes:0.00
20100607-0043973

# WARRANTY DEED

THIS INDENTURE, made and entered into this the 29th day of May, 2010, by and between WILLIAM A. BINNS and wife, BRIDGETT R. BINNS, hereinafter called Grantor and BRIDGETT R. BINNS, hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real property located, situated and being:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Eastland Acres, Section 3, of record in Book 2331, Page 41, said Register's Office.

Said Lot No. 167 fronts 83 feet on the easterly side of Brittany Court and runs back 174.4 feet on the northerly line and 176.1 fee on the southerly line to a dead line in the rear on which it measures 83 feet thereon.

Being the same property conveyed to William A. Binns and wife, Bridgett R. Binns, by deed from Michael Roy Warren and wife, Kathy Marie Warren, of record in Book 6894, Page 849, Register's Office for Davidson County, Tennessee.

This is improved property know as 2605 Brittany Court, Nashville, Tennessee 37206.

TO HAVE AND HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for any mortgage liens or any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTION, EASEMENTS, AND BUILDING SETBACK LINES set forth as follows:

1. Restrictive covenants of record in book 2438, Page 176, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 2331, Page 41, said Register's office, shows an Owner's Certificate, a 40 foot minimum building setback line from Brittany Court and a 10 foot public utility easement on rear lot line.

And that the tile and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is TEN AND 00/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt of legal sufficiency of which is hereby acknowledged.

William A. Binns
WILLIAM A. BINNS

Bridgett R. Binns
BRIDGETT R. BINNS

STATE OF TEXAS §
§
COUNTY OF NUECES §

On this day personally appeared before me, a notary public, WILLIAM A. BINNS, and acknowledged that he executed the same as his free act and deed.

JANICE E. MCMILLEN
MY COMMISSION EXPIRES
May 5, 2014

Janice E. McMillen
Notary Public in and for the State of Texas
My Commission Expires: 5-5-14

STATE OF TEXAS §
§
COUNTY OF NUECES §

On this day personally appeared before me, a notary public, BRIDGETT R. BINNS, and acknowledged that she executed the same as his free act and deed.

JANICE E. MCMILLEN
MY COMMISSION EXPIRES
May 5, 2014

Janice E. McMillen
Notary Public in and for the State of Texas
My Commission Expires: 5-5-14

State of Texas §
County of Nueces §

I hereby swear or affirm that to the actual consideration or value, whichever is greater, for this transfer is $0.00.

Sworn to and subscribed before me, a notary public, by Bridgett R. Binns on this the 29th day of May, 2010.

JANICE E. MCMILLEN
MY COMMISSION EXPIRES
May 5, 2014

Janice E. McMillen
Notary Public in and for the State of Texas
My Commission Expires: 5-5-14

**AFTER RECORDING RETURN TO:**
New Owner - Send tax bills to:
Bridgett R. Binns
2515 Brittany Drive
Nashville, Tennessee 37206

Prepared by: