WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100036184 DEEDWARR
Recvd: 06/15/10 10:01 2 pgs
Fees:13.00 Taxes:555.00
20100615-0046347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-23-14 (AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Binkley Sr.	**PremeLending**	
(NAME) **6120 Eatons Creek Road**	(NAME) **18111 Preston Road, Ste 900**	**Map 21**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Dallas, TX 75252**	**Parcel 346.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LEON WATSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN A. BINKLEY SR. AND ~~WIFE~~ CANDICE 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: *both unmarried, as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Leroy Butler Subdivision, Eaton's Creek Road, of record in Plat Book 6200, page 651, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leon Watson and wife, Nelma Watson, by deed from Jeffrey Lee Butler and wife, Tammy Butler, of record in Book 10662, page 456, Register's Office for Davidson County, Tennessee and by Quitclaim deed from Leroy Butler and wife, Frances Butler, of record in Book 7020, page 957, said Register's Office. Nelma Watson died May 12, 2008, thereby vesting title as Leon Watson, surviving tenant by the entirety. Leon Watson and Newton Leon Watson, Sr. are one and the same.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6200, page 651, said Register's Office; and (c) Restrictive covenants contained in Book 5143, page 589, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **6120 Eatons Creek Road, Joelton, TN 37080**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8th day of June, 2010.

Leon Watson by Newton Leon Watson AIF

Leon Watson
By: Newton Leon Watson, Jr., Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **8th day of June, 2010**, before me personally, **Newton Leon Watson, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Leon Watson** and acknowledged that he executed the same as the free act and deed of **Leon Watson.**

Witness my hand and seal this 8th day of June 2010.



My Commission expires: _____

Robert L. Scruggs
Notary Public

Rec & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072