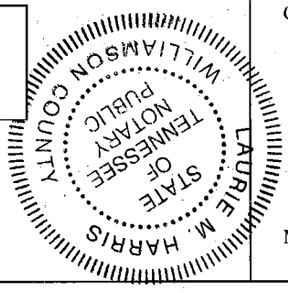
File No. 210070015

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/10 10:10 3 pgs
Fees:18.00 Taxes:444.00
20100823-0066323



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~October 28, 2012~~ 12-10-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moneka Bell	SunTrust Mortgage, Inc.	02606007700
(NAME)	(NAME)	
103 Asbee Court	401 Commerce Street, STE 3100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **James David Binkley and Richard Neil Binkley**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Moneka Bell, an unmarried person**, hereinafter called the grantee(s), HER 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 all of Lot No. 131 on the Plan of Resubdivision of Windsor Green, Phase I, Section II, Lots 130 through 133, of record in Plat Book 6050, Page 159, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to James A. Binkley and spouse, Mary E. Binkley, by Deed from Malcolm L. Howerton and wife, Jasmine Howerton, dated July 23, 1990 and filed for record on October 1, 1990 in Book 8206, Page 815, Register's Office for Davidson County, Tennessee. The said James A. Binkley, a/k/a James Anderson Binkley, died on April 17, 2009, leaving Mary E. Binkley the sole surviving tenant by the entirety. The said Mary E. Binkley, a/k/a Mary Ethel Binkley, died on October 16, 2009, devising property to James David Binkley and Richard Neil Binkley, heirs-at-law.

This conveyance is made subject to:
County of Davidson Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 02606007700. City of Goodlettsville Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 02606007700. All matters as set forth per Plat Book 6050, Page 159, said Register's Office. Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6406, Page 929, and Book 6406, Page 950, said Register's Office. Declaration of Taking of record in Book 2487, Page 227, said Register's Office. Easement to TVA of record in Book 3067, Page 181, said Register's Office. Easement to Madison Suburban Utility District of record in Book 4377, Page 94, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 6117, Page 290, said Register's Office. Deed of Dedication of record in Book 6636, Page 824, said Register's Office. Charter of Windsor Green Services Association of record in Book 6396, Page 542, and Book 8192, Page 65, said Register's Office. Charter of Ashley Cluster Homes of Windsor Green Association of record in Book 6396, Page 547, and Book 8192, Page 63, said Register's Office. Quitclaim Deed to the Homeowners Association of record in Book 7864, Page 369, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 103 Asbee Court, Goodlettsville, TN 37072
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hands this 12th day of August, 2010.

James David Binkley

Richard Neil Binkley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James David Binkley and Richard Neil Binkley the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of August, 2010.

Commission expires: October 23, 2012

Kim Gillespie Notary Public

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 210070015

RETURN TO:

Stewart Title Company - Hendersonville

100 Bluegrass Commons Blvd., Suite 2180

Hendersonville, TN 37075

I, Dawn Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).