WARRANTY DEED

ET-10-2042

STATE OF ~~Tennessee~~ FL
COUNTY OF ~~Davidson~~ Hillsborough
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$15,000.00~~

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2010.
Produced FL driver lic. as ID.

Kimberly P Phillips
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIMBERLY P. PHILLIPS
Notary Public - State of Florida
My Comm. Expires Apr 22, 2013
Commission # DD 861011
Bonded Through National Notary Assn.

THIS INSTRUMENT WAS PREPARED BY:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Odell Regg Binkley	Odell Regg Binkley	
P.O. Box 145 ~~4638 Chandler Road~~ (A)	P.O. Box 145 ~~4638 Chandler Road~~ (B)	76-22.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONY ANDREW NEHLULI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ODELL REGG BINKLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land lying in the 4th Civil District of Davidson County, Tennessee, as shown on an unrecorded survey by Robert M. Meade, Engr., dated April 4, 1959, and being more particularly described as follows, to-wit:

Tract No. 1: Beginning at an iron pin in the intersection of Tulip Grove and Chandler Roads and thence with the center line of Tulip Grove Road North 11 deg. 44' East, 60 feet to a point where the center line of said Road intersects the Southerly margin of the Tennessee Central Rail Road right of way; thence with said margin of said right of way North 89 deg. 15' East, 129.9 feet to a point; thence with said margin of said right of way South 89 deg. 59' East, 1167 feet to a point; thence with said margin of said right of way North 88 deg. 04' East 238.2 feet to a point; thence South 3 deg. 43' East 37 feet to a point in the center line of Chandler Road; thence with said center line of said Road South 81 deg. 43' West, 279.6 feet to a point; thence on a curve with said center line of said Road 489.3 feet to a point; thence with said center line of said Road North 86 deg. 52' West, 568.6 feet to a point; thence with said center line of said Road South 89 deg. 58' West 217.1 feet to the point of origin.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

Being the same property conveyed to Anthony Andrew Nehluli by Warranty Deed from Wendell Ethridge, Trustee, recorded on the 2nd day of December 1999, in Book 11765, Page 316, In the Register's Office of Davidson County, Tennessee.

unimproved (X)

This is improved ( ) property, known as 4638 Chandler Road, Hermitage, Tennessee 37076
(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), their 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), 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/our hand(s) this 28th day of October, 2010.

Anthony Andrew Nehluli

BILL GARRETT, Davidson County
Trans:T20100070643 DEEDWARR
Recvd: 11/08/10 09:37 2 pgs
Fees:13.00 Taxes:55.50

20101108-0089265

STATE OF Florida
COUNTY OF Hillsborough

On this the 27th day of October 2010, before me personally appeared Anthony Andrew Nehluli to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of October, 2010. Produced FL driver license as Id.

Kimberly P Phillips
Notary Public

My Commission Expires:

(SEAL)

KIMBERLY P. PHILLIPS
Notary Public - State of Florida
My Comm. Expires Apr 22, 2013
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RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520