BILL GARRETT, Davidson County
Trans:T20110023894 DEEDWARR
Recvd: 04/25/11 10:43 2 pgs
Fees:13.00 Taxes:94.35

20110425-0031231

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

Edward Paul Binkley
Affiant

Subscribed and sworn to before me, this 21ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Paul Binkley and wife, Sarah F. Binkley	SAME	16-43.00
	(NAME)	
2208 Union Hill Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tobey Pearson Smith, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward Paul Binkley and wife, Sarah F. Binkley, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SITUATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF UNION HILL ROAD AT THE NORTHEASTERLY CORNER OF THE LAND CONVEYED TO JOE V. EDWARDS AND WIFE, AS SHOWN OF RECORD IN BOOK 2339, PAGE 601, SAID REGISTER'S OFFICE, AND BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED HEREIN; THENCE LEAVING SAID ROAD AN ALONG CARSON SPIVEY'S WESTERLY BOUNDARY LINE WITH A FENCE (1971), SOUTH 3 DEG. WEST, 301.7 FEET; THENCE CONTINUING WITH THE SAME, SOUTH 2 DEG. 13 FEET (SIC) WEST, 455.2 FEET THENCE LEAVING SAID FENCE, SOUTH 83 DEG. 20 FEET (SIC) WEST, 108.6 FEET TO A POINT; THENCE NORTH 2 DEG. 13 FEET (SIC) EAST. 455.2 FEET TO A POINT; THENCE NORTH 13 DEG. 55 FEET (SIC) WEST, 227.2 FEET TO A POINT IN THE CENTER OF UNION HILL ROAD; THENCE WITH THE SAME, NORTH 62 DEG. 35 FEET (SIC) EAST, 78 FEET TO A POINT; THENCE NORTH 61 DEG. 57 FEET (SIC) EAST, 123 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TOBEY PEARSON SMITH AND WIFE, ANN CAROLYN SMITH BY DEED FROM HERMAN A. KRANTZ AND WIFE, ANITA R. KRANTZ DATED 09/23/98 AND RECORDED 10/05/98 IN BOOK 11143, PAGE 578 AND CORRECTED IN BOOK 11319, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ANN CAROLYN SMITH HAVING SINCE DIED.

NEIL ALLEN SMITH, JR. EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF TOBEY PEARSON SMITH, PURSUANT TO THE SPECIFIC POWER OF ATTORNEY BEING RECORDED BY INSTRUMENT NO. 20110425-0031230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2239 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 21st day of April, 2011.

Tobey Pearson Smith

By: Neil Allen Smith, Jr. Attorney in fact
Neil Allen Smith, Jr., Attorney-in-fact

State of Tennessee
County of Davidson

On this 21st day of April, 2011, before me, a notary public in and for the said County and State, Neil Allen Smith, Jr., to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tobey Pearson Smith, and who acknowledged that he executed the same as the free act and deed of the said Tobey Pearson Smith.

Witness my hand and official seal on the day and date first above written.

Notary Public

My commission expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072