This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

File No.: **11-1059**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/27/2011**, by and between **Marsha A Olender,joined by David Olender, her husband**, parties of the first part, and **Alvin Michael Binder, a married man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot 14 on the plan of Hillmont Estates, Section 1 of record in Plat Book 3700, Page 100, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marsha A. Olender by deed from F.K. Kirchner, Jr. and wife, Joyce Evelyn Johnson of record as Instrument No. 20020521-0062058, said Register's Office.

David Olender, spouse of Marsha A Olender joins in this instrument to convey any and all rights he may have; especially his marital rights.

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

Parcel ID # **145-7-31**

Improved property located at: **1211 Saxon Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Marsha A Olender

David Olender by Marsha A Olender, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20110026167 DEEDWARR
Recvd: 05/03/11 14:52 2 pgs
Fees:13.00 Taxes:2371.70
20110503-0033900

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Marsha A Olender** to me known to the persons described in and who executed the foregoing instrument, upon oath, and acknowledged that she executed the same as the Attorney in Fact for David Olender by signing the name of David Olender for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of April, 2011..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Marsha A Olender** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 27th day of April, 2011..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Alvin Michael Binder**

and Address: **1211 Saxon Drive, Nashville, TN 37215**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Regions Bank dba Regions Mtg
2050 Office Parkway Circle
Birmingham, AL 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$641,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Enoch
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 27th day of April, 2011..

Priscilla C. Urbanek

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

commission exp. May 8, 2012