WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL BEDWELL	SAME	MAP 52-01 PARCEL 53
(NAME)	(NAME)	
329 HARRINGTON AVENUE		
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(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, **MARY ALICE BINNION REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BEDWELL AND WIFE, KATHLENE BEDWELL,** 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:

Land in Davidson County, Tennessee, being Lot No. 17, Block B on the Plan of Crittendon Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 17, Block B, fronts 50 feet on the northerly margin of Harrington Street and extends back between parallel lines 165 feet to a dead line.

Being the same property conveyed to MARY ALICE BINNION REVOCABLE TRUST by deed of record in Instrument No. 200004260041336, Register's Office for Davidson County, Tennessee.

This is the same legal description that was on the previous deed of record.

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

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination or title insurance.

This is improved property, known as 329 HARRINGTON AVENUE, MADISON, TN 37115
(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(s) this 16th day of June, 2011.

MARY ALICE BINNION REVOCABLE TRUST

BY: Mary Alice Binnion, as Trustee

Mary Alice Binnion Trustee

BILL GARRETT, Davidson County
Trans:T20110036904 DEEDWARR
Recvd: 06/20/11 15:13 2 pgs
Fees:13.00 Taxes:259.00

20110620-0047293

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, Mary Alice Binnion, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee of the MARY ALICE BINNION REVOCABLE TRUST the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation/limited liability company, by the said Mary Alice Binnion as such Trustee.

WITNESS my hand and official seal this 16th day of June, 2011.

NOTARY PUBLIC

My commission expires: 12-21-2011

