BILL GARRETT, Davidson County
Trans:T20110042887 DEEDWARR
Recvd: 07/18/11 08:35 2 pgs
Fees:13.00 Taxes:397.75

20110718-0054467

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Glaire E Williams
Affiant

Subscribed and sworn to before me, this 15TH DAY OF JULY, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. 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
John McKinley Williams, unmarried and Gail Hunter, unmarried	SAME	05313007600
	(NAME)	
P.O. Box 2050		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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 Kenneth Binkley, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John McKinley Williams, unmarried and Gail Hunter, unmarried, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF PHASE 1, KIMBOLTON, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 276 THROUGH 278 AS AMENDED IN BOOK 7577, PAGE 553, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MARY LOU BINKLEY BY DEED FROM PHILLIPS BUILDERS, INC. OF RECORD IN BOOK 7717, PAGE 989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MARY LOU BINKLEY HAVING SINCE DIED TESTATE ON JULY 19, 2010. PURSUANT TO THE LAST WILL AND TESTAMENT OF MARY L. BINKLEY IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE, NO. 10P1283, SAID PROPERTY WAS DEVISED TO KENNETH BINKLEY. SAID PROPERTY WAS CONVEYED TO KENNETH BINKLEY IN THE EXECUTRIX'S QUITCLAIM DEED FROM GAYLE COLLINS, EXECUTRIX, OF RECORD BY INSTRUMENT NO. 20110303-0017122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

MARY L. BINKLEY AND MARY LOU BINKLEY BEING ONE AND THE SAME PERSON.

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 309 Chesterfield Circle, 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/our hand(s) this 15th day of July, 2011.

WARRANTY DEED
(Continued)

Kenneth Binkley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Binkley, Unmarried ,the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

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

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