Return To:
MH&S Law Firm
1804 Williamson Ct. Sto 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $55,250.00

Affiant

Subscribed and sworn to before me, this 9th day of August, 2011.

Notary Public

My commission expires: March 18, 2014

(Notary Stamp)

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110049910 DEEDWARR
Recvd: 08/15/11 13:42 2 pgs
Fees:13.00 Taxes:204.43
20110815-0062807

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Alas **Isabel Alas**	**New Owner**	**Map 119, Group 05-0, Parcel 79.00**
406 West Garfield Avenue		
Glendale, California 91204		

FOR AND IN 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 ACKNOWLEDGE, WE,

William Harold Binkley and Evelyn Diane Binkley, the Legal Heirs of Mildred Stacy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Alas and Isabel Alas, husband and wife

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. 101 on the Map of Subdivison of Lots 3 and 4 and parts of 5 and 6 Cumberland Nurseries, of record in Book 332, page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James A. Stacey et ux, Mildred J. Stacey, by Warranty Deed, from Trustees of Woodbine Church of Christ, Donald L. Michael, Donald E. Smith and Mitchel Smith, of record in Book 6297, page 968, Dated May 18, 1984, Register's Office for Davidson County, Tennessee. James A. Stacey predeceased his wife, Mildred J. Stacey. Mildred J. Stacey has since died; and per her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 10P811, devised her property to William Harold Binkley and his wife, Evelyn Diane Binkley.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 332, page 148, Register's Office for DAVIDSON County, Tennessee.
All real property taxes for the year 2011, and any subsequent years.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 119 Peachtree Street, Nashville, TN 37210.

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 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 9th day of August, 2011.

X _____
William Harold Binkley

X _____
Evelyn Diane Binkley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William Harold Binkley and Evelyn Diane Binkley , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2011.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **110524SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027