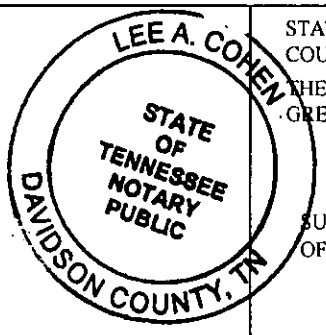


STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/5/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIMBERLY R. BINKLEY	**FRANKLIN AMERICAN MORTGAGE COMPANY**	**084-11-0-139.00**
(NAME) **2304 AUBREY DRIVE**	(NAME) **501 CORPORATE CENTRE DR., STE. 400**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **FRANKLIN, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110071347 DEEDWARR
Recvd: 11/10/11 14:45 2 pgs
Fees:13.00 Taxes:484.70



20111110-0088230

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PEACE OF EARTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, CONNIE WILLIAMS, UNMARRIED, AND SHEILA TIDWELL, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY R. BINKLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 246 on the plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 246 fronts 70 feet on the north side of Aubrey Drive, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Peace of Earth, LLC, Connie Williams, a single woman, and Sheila Tidwell, a single woman, as joint tenants with rights of survivorship, from Beneficial Tennessee, Inc. by deed dated May 18, 2011 of record as Instrument No. 20110602-0042318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 1835, pages 27 and 28, Easement for Water Mains of record in Book 1881, page 575, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2304 AUBREY DRIVE, NASHVILLE, TN 37214**
(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 1ST day of November, 2011.

PEACE OF EARTH, LLC

Connie M. Williams, mbr.

BY: CONNIE M. WILLIAMS, MEMBER

Connie M. Williams

CONNIE WILLIAMS

Sheila F. Tidwell, mbr.

BY: SHEILA F. TIDWELL, MEMBER

Sheila F. Tidwell

SHEILA TIDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **CONNIE M. WILLIAMS AND SHEILA F. TIDWELL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be members of **PEACE OF EARTH, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that they as such members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PEACE OF EARTH, LLC,** by themselves as such members.

Witness my hand and official seal at office this 1ST day of November, 2011.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Connie Williams and Sheila Tidwell**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1ST day of November, 2011.

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public