BILL GARRETT, Davidson County
Trans:T20120005384 DEEDWARR
Recvd: 01/23/12 16:00 2 pgs
Fees:13.00 Taxes:2035.00
20120123-0006401

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Rachel S Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of January, 2012.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

File No.: ALW-11-4770

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JB Management, LLC	American Security Bank & Trust	64-16-8.00
(NAME)	(NAME)	
4770 Lebanon Pike	101 Springhouse Ct.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ODELL BINKLEY (ALSO KNOWN AS ODELL BINKLEY, JR.)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JB MANAGEMENT, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

All that tract or Parcel of Land lying and being in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" rebar set on the Northern right-of-way of Lebanon Pike (Variable R/W), said pin being 915.84' more or less, West of the Western right-of-way of Bighorn Drive; thence with a common line of Gilbert S. Merrit (DB.1302, Pg. 208) N 03°43'00" E a distance of 236.32' to a 2" pipe found; thence with a common line of Miller G. Kimbrough, Trustee (DB.4013, Pg. 863) N 78°34'03" E a distance of 175.75' to a 1/2" rebar set; thence with a common line of Lot 1 of Lealand Bush Subdivision (PB. 5800, Pg. 44) S 14°03'31" E a distance of 235.92' to a 1/2" rebar set along the Northern right-of-way of Lebanon Pike (Variable R/W); thence with said right-of-way (DB. 9679, PG. 649) along a curve turning to the right, with an arc length of 7.24', with a radius of 2061.04', with a chord bearing of S 76°27'04" W, with a chord length of 7.24', to a 1/2" rebar set; thence continuing with said right-of-way (DB. 9679, PG. 649) along a curve turning to the right, with an arc length of 241.38', with a radius of 1857.86', with a chord bearing of S 80°25'41" W, with a chord length of 241.21', to a 1/2" rebar set, said pin being The True Point of Beginning.

Said Parcel described above being Lot 2 of Lealand Bush Subdivision (PB. 5800, Pg. 44) less and except right-of-way acquired in DB. 9679, pg. 649 and having an area of 49,956 square feet/1.15 acres.

Being the same property conveyed to Odell Binkley** by Special Warranty Deed from RARE Hospitality International, Inc., a Georgia corporation, dated September 22, 2011, of record in Instrument Number 20110926-0074396, in the Register's Office of Davidson County, Tennessee.

**Odell Binkley and Odell Binkley, Jr. are one and the same person for the purposes of this transaction. In the interest of full disclosure, Odell Binkley Sr. died on Aug. 8, 1945, and Odell Regg Binkley, son of Odell Binkley, Jr. has no interest in subject property.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4770 Lebanon Pike, Hermitage, TN 37076
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 this 13th day of January, 2012.

Odell Binkley
(also known as Odell Binkley, Jr.)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Odell Binkley (also known as Odell Binkley, Jr.), the within named bargainor, 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 13th day of January, 2012.

Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171