THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Ruth Andrews Ghanem & Heller, PLLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20120052597 DEEDWARR Recvd: 07/17/12 12:20 2 pgs Fees:13.00 Taxes:560.55 20120717-0062823	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $151,500.00 Affiant Subscribed and sworn to before me, this 13th day of July, 2012. Notary Public My Commission Expires: 1/9/2016 MARK A. KREBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN. 9, 2016

WARRANTY DEED

Address New Owner: Patrick M. Binkley 1760 Stone Hollow Court Hermitage, TN 37076	Send Tax Bills To: ~~New Owner~~ Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 064-16-OD-038.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas David Ruth and Amanda Ruth, formerly known as Amanda Rae Hensley,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick M. Binkley, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 235, as shown on the map entitled Section One, Truxton Park, of record as Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS DAVID RUTH and AMANDA RAE HENSLEY now known as AMANDA RUTH, by deed from SCOTT DYER and wife, HALEY C. DYER, formerly known as Haley C. Colwell, of record as Instrument No. 20070503-0052803, dated April 24, 2007, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, Grantors have executed this instrument on this 13th day of July, 2012.

Thomas David Ruth

Amanda Ruth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas David Ruth and Amanda Ruth, formerly known as Amanda Hensley**, the Grantors, with whom I am personally acquainted (or proved to me in 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 13th day of July, 2012.

MARK A. KREBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

Notary Public
My Commission Expires: 1/9/2016