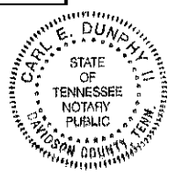
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/12 08:19 2 pgs
Fees:13.00 Taxes:222.00
20120725-0065146



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 12 day of July, 2012.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
625 Piccadilly Row Trust	SAME	149-2-A-45CO
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ann Baldwin, as Executor of the Estate of Ronald Rhea Binkley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 625 Piccadilly Row Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Pages 720, 721, 722. 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 Ronald Rhea Binkley from Myra Eugenia Binkley by QuitClaim Deed on March 5, 1992 of record in Book 8577, Page 770, Register's Office for Davidson County, Tennessee. The said Ronald Rhea Binkley died testate on December 26, 2009, a resident of Davidson County, Tennessee and his Last Will and Testament was admitted to Probate by the Probate Court of Davidson County, Tennessee on June 8, 2010 at Cause No.10P-891. Ann Baldwin qualified as Executor of the Estate of Ronald Rhea Binkley and does hereby execute this Deed pursuant to the authority granted to her pursuant to the aforesaid will.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 720, 721, 722, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in the following: Book 6236, page 683; and Book 6306, page 833; and Book 6496, page 100; and Book 6496, page 114; and Book 6830, page 739; and Book 8083, page 386; and Book 6300, page 409; and Book 6355, page 322; and Book 6518, page 184; and Book 6518, page 190, said Register's Office.
- Homeowners Association Charter of record in Book 6295, page 548; and Book 6300, page 423; and Book 6295, page 556; and Book 7778, page 366; and Book 6295, page 564; and Book 6236, page 680; and Book 6295, page 503, Register's Office for Davidson County, Tennessee.
- Information Brochure of record Book 6295, page 596; and Book 6295, page 602; and Book 6300, page 439, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6295, page 572; and Book 6295, page 580; and Book 6295, page 588; and Book 6300, page 431, Register's Office for Davidson County, Tennessee.

This is improved property known as: **625 Piccadilly Row, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 12, 2012.

The Estate of Ronald Rhea Binkley

Ann Baldwin Executor

By Ann Baldwin, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ann Baldwin** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 12, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY