Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2013.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

03-1301-37893

Address of New Owner:	Send Tax Bills to:	Tax Information
Michelle Dawn Binkley 810 Bellevue Rd., UNIT 292 Nashville TN 37221	Michelle Dawn Binkley 810 Bellevue Rd. Nashville, TN 37221	142-06-0-B-292.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melbourne G. Murray and wife, Barbara T. Murray and Ronald W. Murray and wife, Denise B. Murray, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michelle Dawn Binkley, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

##NMAR2180

Land in Davidson County, Tennessee, being Building No. 54, Unit No. 292 and Garage Nos. 1 and 2, on the Plan of "Peppertree" Creekside Meadows Condominiums, as established by the Master Deed of record in Book 4834, Page 257; Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; and Book 5259, Page 5, and as shown on the plan of record in Book 4675, Pages 128-130, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Sue Murray, a single person, subject to a life estate reserved to and for the life of the Grantor by deed from Teresa B. Martin, married, dated May 22, 1997, recorded May 28, 1997, of record in Book 10468, Page 406, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Melbourne G. Murray and wife, Barbara T. Murray and Ronald W. Murray and wife, Denise B. Murray by Quitclaim Deed from Mary Sue Murray, a single person, dated October 24, 2005, recorded November 1, 2005, of record in Instrument No. 20051101-0131981, as corrected in Instrument No. 20060215-0018605, Register's Office for Davidson County, Tennessee. Mary Sue Murray, having since died on October 30, 2010.

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 property is improved property known as 810 Bellevue Rd., UNIT 292 Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

[Signatures to Follow]

BILL GARRETT, Davidson County
Trans:T20130008331 DEEDWARR
Recvd: 01/30/13 16:04 3 pgs
Fees:18.00 Taxes:277.50
20130130-0009847

WITNESS my hand this 22 day of January, 2013.

Denise B. Murray

Ronald W. Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald W. Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 22nd day of January, 2013.

State of Tennessee At Large

My Commission expires:

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Denise B. Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 22nd day of January, 2013.

State of Tennessee At Large

My Commission expires:

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WITNESS my hand this 18 day of January, 2013.

Melbourne G. Murray — Barbara T. Murray

COMMONWEALTH OF VIRGINIA
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melbourne G. Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Chesterfield, VA, this 18 day of January, 2013.

Notary Public

My Commission expires: 2015 - July 31

KERI L. O'DELL
Notary Public
Commonwealth of Virginia
7503257
My Commission Expires Jul 31, 2015

COMMONWEALTH OF VIRGINIA
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara T. Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Chesterfield, VA, this 18 day of January, 2013.

Notary Public

My Commission expires: 7/31/2015

KERI L. O'DELL
Notary Public
Commonwealth of Virginia
7503257
My Commission Expires Jul 31, 2015