WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130026457 DEEDWARR
Recvd: 04/02/13 10:48 2 pgs
Fees:13.00 Taxes:555.00

20130402-0032256

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/15

(AFFIX SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren E. Lavery	Pinnacle Bank	064-16-OD-144.00
(NAME)	(NAME)	
170 Jefferson Square	150 3rd Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(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, we, **Callie D. Binkley, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lauren E. Lavery, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 157 on the Plan of Section Three, Truxton Park, of record in Instrument No. 200110240116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Callie D. Binkley, unmarried by Deed from Odell R. Binkley and wife, Susan E. Binkley, dated 12/14/2007 and filed for record on 12/17/2007 in Instrument 200712170144541, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200110240116272, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200010300107559, as amended of record in Instrument 200201230009419, said Register's Office.
By-Laws of record in Instrument 200011010108604, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200008240083612, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Instrument 200012080121300, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200205280064319, said Register's Office.
Charter of record in Instrument 200011010108603, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200503110027266, said Register's Office.

Subject property is a non-marital residence.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 2513 Winter Springs Court, Hermitage, TN 37076-5303
(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(S), their heirs and/or 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/or 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 29 day of March, 2013

Callie D Binkley
Callie D. Binkley

State of Tennessee
County of Wilson

Personally appeared before me Callie D. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122