Return to:
Foundation Title and Escrow, LLC.
~~2672 N. Mt. Juliet Rd.~~
Mt. Juliet, TN 37122

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 114,000.00

Affiant Susan Lampkin

Subscribed and sworn to before me, this 18th day of April, 2013. Lura Brady

Notary Public

My commission expires: 7-30-14

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20130033043 DEEDWARR
Recvd: 04/23/13 09:14 2 pgs
Fees:13.00 Taxes:421.80
20130423-0040072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KASSYE BINKLEY	New Owner	**05202024700**
339 HILLCREST DRIVE		
MADISON, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CAROL CARSON and SUSAN LAMPKIN, HEIRS of CALVIN C. PIRTLE and wife, RUTH WHITAKER PIRTLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KASSYE BINKLEY, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11. on the Plan of Rainbow Terrace Subdivision, Sec. IV, not of record, and described as follows:
BEGINNING at a point on the easterly margin of Hillcrest Drive, the common corner of Lots 11 and 12; thence with the line between said lots, easterly 342 feet more or less to a point; thence southerly 110.1 feet to a point; thence westerly 341 feet to the easterly margin of Hillcrest Drive; at the northwest corner of Lot No. 10 of Rainbow Terrace, Section I/Brthence with the margin of said Drive, northerly 110 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO CALVIN C. PIRTLE AND WIFE, RUTH WHITAKER PIRTLE BY WARRANTY DEED FROM EDMOND C. SWEENEY AND WIFE, DOROTHY R. SWEENEY DATED 10/31/1957 RECORDED ON 11/04/1957 IN RECORD BOOK 87 PAGE 56 SAID REGISTER'S OFFICE FOR SAID COUNTY.
THE SAID CALVIN C PIRTLE AKA CALVIN CAMPBELL PIRTLE DIED ON MAY 27, 2000 PER CERTIFICATE OF DEATH DATED MAY 31, 2000, STATE OF TENNESSEE OFFICE OF VITAL RECORDS. THE SAID RUTH WHITAKER PIRTLE AKA ELIZABETH RUTH PIRTLE DIED ON MARCH 11, 2012 PER CERTIFICATE OF DEATH DATED MARCH 13, 2012, STATE OF TENNESSEE OFFICE OF VITAL RECORDS. LEAVING CAROL CARSON AND SUSAN LAMPKIN AS SOLE HEIRS TO THE PROPERTY PER PROBATE PETITION & LETTERS OF ADMINISTRATION, SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE. FILED JULY 24, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 339 HILLCREST DRIVE, MADISON, TN 37115.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 18th day of April, 2013.

CAROL CARSON

SUSAN LAMPKIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CAROL CARSON and SUSAN LAMPKIN, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2013.

Notary Public

My Commission Expires: 7-30-14

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN