WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130037095 DEEDWARR
Recvd: 05/03/13 12:29 2 pgs
Fees:13.00 Taxes:370.00
20130503-0044951

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-05101 WRIGHT CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Benjamin Wright and Amy Wright	Same	072-07-0-137.00
3110 Oxford Street	~~3110 Oxford Street~~ 2802 Meadow Rose Dr	
Nashville, TN 37216	~~Nashville TN 37216~~ Nashville, TN 37206	

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

TRACEY BINKLEY AND CATHY JO SULLIVAN AND TAMMY WATKINS

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

BENJAMIN WRIGHT AND AMY WRIGHT, husband and wife

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

SEE EXHIBIT "A"

This is improved property known as 3110 Oxford Street, Nashville, TN 37216

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 on the 30th day of April, 2013.

Tracey Binkley
by: J. Carlton Drumwright, Attorney is Fact
Tracey Binkley by J. Carlton Drumwright, Attorney-in-Fact

Cathy Jo Sullivan
by: J. Carlton Drumwright, Attorney is Fact
Cathy Jo Sullivan by J. Carlton Drumwright, Attorney-in-Fact

Tammy Watkins
by: J. Carlton Drumwright, Attorney is Fact
Tammy Watkins by J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of April, 2013, before me personally appeared J. Carlton Drumwright to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Tracey Binkley, Cathy Jo Sullivan and Tammy Watkins** and who further proved that he is the Attorney in Fact for and authorized to execute the foregoing instrument on behalf of said **Tracey Binkley, Cathy Jo Sullivan and Tammy Watkins.**

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: 8/23/16

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires AUG 23, 2016

EXHIBIT A - LEGAL DESCRIPTION

Being the Westerly 170 feet of Lot No. 5, Block "A", on the Map of R. M. Dudley's Subdivision, as of record in Book 974, Page 8, Register's Office for said County; described according to a survey made by Ralph W.C. Lambert, Surveyor, August 23, 1953, as follows: Beginning on the Easterly margin of Oxford Avenue at the corner of Lots Nos. 4 and 5; thence with the line between said two lots, Eastwardly 170 feet to an iron pin; thence Northwardly 81.6 feet to an iron pin on the Southerly line of Lot No. 6; thence with said line, Westwardly 170 feet to the Easterly margin of Oxford Avenue; thence with said Avenue, Southwardly 100 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Betty Jo Lemons n/k/a Betty Binkley to Betty Binkley and husband, Wallace Binkley as recorded on the 29th day of July, 2010 in Instrument No. 20100729-0059406 and Warranty Deed from Charles E. Veach and wife, Maxine Veach to Betty Jo Lemons, as recorded on the 29th day of February, 1984 in Deed Book 6239, Page 4, in the Register's Office of Davison County, Tennessee. Wallace Binkley predeceased Betty Jo Binkley. Betty Jo Binkley, having since died, was survived by two of her children, Tracey Binkley and Tammy Watkins. At the time of her death, Betty Jo Binkley had one deceased child, Glenn Binkley. At the time of his death, Glenn Binkley was unmarried, did not leave a Last Will and Testament, and was survived by his daughter, Cathy Jo Binkley. Cathy Jo Binkley is now known as Cathy Jo Sullivan.

This instrument is being executed in behalf of Tracey Binkley, Cathy Jo Sullivan, and Tammy Watkins pursuant to a power of attorney executed by the same on the 04/17/2013 and 04/23/2013, and being filed for in Instrument # 20130503-0044949, Instrument # 20130503-0044949, and Instrument # 20130503-0044950 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK A, R.M. DUDLEY'S, as recorded in Plat Book 974, Page(s) 8, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).