# WARRANTY DEED




My Commission Expires

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,999.00

Dana Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-6-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Sabrina K. Mathis | NEW OWNER | 142020B00100CO |
| (NAME) | (NAME) | |
| 109 Harrow Court, A | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221-1815 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130057821 DEEDWARR
Recvd: 07/08/13 12:06 2 pgs
Fees:13.00 Taxes:436.60
20130708-0070235

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, **William A. Binkley , married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sabrina K. Mathis, a unmarried person**, 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 Unit No. A, as shown on the plan of The Harrow Court Townhomes, a Horizontal Property Regime, filed as Exhibit C to and established by the Declaration of record in Instrument 201110130079570, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Luby Chambul and wife, Denise Chambul by Deed from Donald F. Thompson, unmarried, dated 09/28/2007 and filed for record on 10/03/2007 in Instrument 200710030117846, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William A. Binkley, unmarried by Deed from Luby Chambul and wife, Denise Chambul, dated 11/30/2011 and filed for record on 12/07/2011 in Instrument 201112070095467, Register's Office for Davidson County, Tennessee.

*Joy Binkley, wife of William A. Binkley, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 4175, Page 21, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 201110130079570, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 109 Harrow Court, A, Nashville, TN 37221-1815
(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 28th day of June, 2013.

William A. Binkley by Attorney-in-Fact Joy Binkley by Attorney-in-Fact

William A. Binkley Joy Binkley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynda Pennington, with whom I am personally acquainted and who proved herself to be the attorney in fact of William A. Binkley and Joy Binkley and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2013.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**