BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063920 DEEDWARR
Recvd: 07/26/13 11:26 2 pgs
Fees:13.00 Taxes:573.50
20130726-0077681

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Hazelip	Jeffrey A. Hazelip	
(NAME)	(NAME)	
635 Watsonwood Dr.	101 Portsmouth Cove	147-10-126
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **MARK BRADEN BINKLEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY A. HAZELIP AND WIFE, CHERYL S. HAZELIP,** 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:

Lot Number 334 on the plan of Whispering Hills, Section 2-A, of record in Plat Book 2331, page 132, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Included within the above description but specifically excluded from this conveyance is that portion of the property that was conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 7648, page 34, said Register's Office.

Amanda Binkley joins in this conveyance to convey any marital interest she may have.

Being the same property conveyed to Mark Braden Binkley, unmarried, by Deed from Donald L. Maloney and Harriette K. Maloney of record in Instrument #20100527-0040963, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 132, said Register's Office; and (c) easement of record in Book 7648, page 34, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 635 Watsonwood Dr., Nashville, TN 37211

(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 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 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 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 hand this 25 day of July, 2013.

Mark Braden Binkley

Amanda Binkley, By: Mark Braden Binkley, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Braden Binkley, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of July, 2013.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of July, 2013, before me personally appeared Mark Braden Binkley, to me known to be the person who executed the foregoing instrument on behalf of Amanda Binkley and acknowledged that he executed the same as the free act and deed of Amanda Binkley.

WITNESS my hand and seal this 25 day of July, 2013.

My Commission Expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public