WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067221 DEEDWARR
Recvd: 08/06/13 09:35 2 pgs
Fees:13.00 Taxes:1768.60
20130806-0082019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Braden Binkley	Peoples Home Equity Inc.	Map 118-14
(NAME)	(NAME)	
3507 Rainbow Place	150 N. Seven Oaks	Parcel 55
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Knoxville, TN 37922	
(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, **ELROD FAMILY HOLDINGS, LLLP, A GEORGIA LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADEN BINKLEY AND AMANDA BINKLEY, HUSBAND AND WIFE,** 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:

MARK

Land in Davidson County, Tennessee, being the south 65 feet of Lot No. 80 and the North 10 feet of Lot No. 82 on the Map of Woodmont Boulevard Section of Marengo Park of record in Book 1130, page 2, Register's Office for said Davidson County, Tennessee.

According to an unregistered copy of a survey thereof made by S. R. Sanford, Jr., Civil Engineer, dated June 9, 1940, said parts of said Lots adjoin and front together 75 feet on the westerly side of Rainbow Place, formerly Shirley Place, and run back between lines 187.67 feet on the northerly line of Part of Lot No. 80 and 190.67 feet on the southerly line of part of Lot No. 82, to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Elrod Family Holdings, LLLP, a Georgia limited partnership, by Quitclaim Deed dated March 29, 2012 from William S. Elrod and wife, Terry R. Elrod of record in Instrument No. 20120410-0030539, Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Book 1130, page 2, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3507 Rainbow Place, Nashville, Tennessee 37204
(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 10 day of July, 2013.

Elrod Family Holdings, LLLP
By: Altar Management, LLC,
General Partner

By: Terry R. Elrod
Terry R. Elrod, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county aforesaid, personally appeared Terry R. Elrod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member of Altar Management, LLC that she acknowledged to be the general partner of Elrod Family Holdings, LLLP, the within named bargainor, a partnership, and that she as such Managing Member, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as Managing Member of the limited liability company (on behalf of the limited liability company as the general partner of the bargainor).

Witness my hand and official seal at Nashville, Tennessee this 10 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