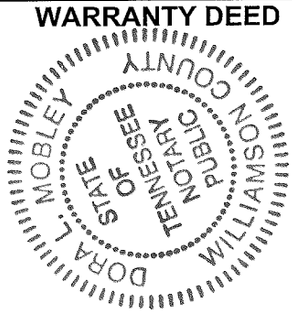
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-5-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchell Binder	Regions Bank dba Regions Mortgage	130-08-0-110.00
(NAME)	(NAME)	
3807 Harding Place	2050 Parkway Ofc. Cir	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/15/13 10:24 3 pgs
Fees:18.00 Taxes:5161.50
20131115-0118233

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, W. Scott Nickels and Kelly Nickels, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mitchell A. Binder, an unmarried man, 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:

Land in Davidson County, Tennessee, in the 7th Civil District, being part of the Ella H. Baker 50 acre tract described as follows:

Beginning at a point on the southerly margin of Harding Place, at the northwest corner of part of said property conveyed to R.J. Menefee and wife by deed from Kate T. Sharber, of record in Book 1349, Page 149, Register's Office for said County; thence southerly with Menefee's west line, 300 feet to an iron pin in the north line of G.F. Bendenbough property; thence with Bendenbough's line westerly 40.2 feet to an iron pin at his corner; thence along his west line southwesterly 35.8 feet to an iron pin; thence westerly 77 feet to an iron pin the southeast corner of the St. Charles property; thence along said St. Charles' east line north 334 feet to an iron pin in the southerly margin of Harding Place; thence easterly along the margin of Harding Place, 150 feet to the beginning.

Being the same property conveyed to W. Scott Nickels and Kelly Nickels, by deed from Gary P. Lee and spouse, Lucinda M. Lee, of record in Instrument No. 20050714-0081737, dated July 12, 2005 and recorded July 14, 2005, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3807 Harding Place, Nashville, TN 37215

(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.
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.

Witness our hands this 13th day of November, 2013.

W. Scott Nickels
by Kelly Nickels, Attorney-in-Fact

Kelly Nickels

STATE OF TENNESSEE

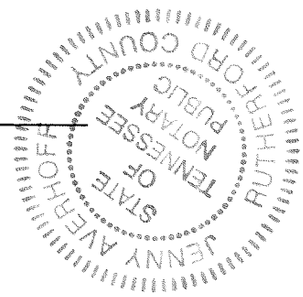
COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Kelly Nickels, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of W. Scott Nickels, acting as that person's agent and attorney in fact, and the said Kelly Nickels acknowledged that she executed the foregoing instrument as agent and attorney in fact for W. Scott Nickels for the purposes therein contained.

WITNESS my hand and seal, this 13th day of November, 2013.

My Commission Expires:
12-21-14

Notary Public,



STATE OF TENNESSEE

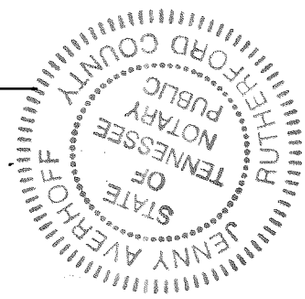
COUNTY OF Davidson

On this 13th day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelly Nickels**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,



True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY