BILL GARRETT, Davidson County
Trans:T20140000909 DEEDWARR
Recvd: 01/06/14 11:51 3 pgs
Fees:18.00 Taxes:610.50

20140106-0001156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Ghenwa Eltiti
Affiant

Subscribed and sworn to before me, this 3RD DAY OF JANUARY, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ghenwa Eltiti	Same as new owner	07105001400/07101111401
2927 McLemore Circle (ADDRESS)	(NAME) (ADDRESS)	AND 07101009100
Franklin, TN 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles Binkley and wife, Dorothy Mae Binkley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ghenwa Eltiti,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*married

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL NO. I: BEING LOT NO. 9 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE CHARLES B. GREEN LANDS ON WHITES CREEK PIKE, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF BY ERLE DRAKE, COUNTY SURVEYOR, FEBRUARY 5, 1932, AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF TAYLOR'S LANE, FORMERLY YOUNG'S LANE, AS NOW WIDENED, IN THE LINE BETWEEN LOTS 8 AND 9, AND BEING 313 FEET NORTHEASTERLY FROM THE NORTHEASTERLY MARGIN OF WHITES CREEK PIKE; THENCE NORTHWESTERLY 466.75 FEET, MORE OF LESS, TO A POINT IN THE EAST LINE OF LOT 4, BEING 359.5 FEET NORTH FROM THE MARGIN OF WHITES CREEK PIKE, AS MEASURED ALONG THE LINE BETWEEN LOTS 4 AND 5; THENCE NORTHERLY WITH THE LINE BETWEEN LOTS 4 AND 9, 114.3 FEET TO A POINT, A CORNER OF LOT 10; THENCE WITH THE LINE BETWEEN LOTS 9 AND 10, SOUTHEASTERLY 527.3 FEET, MORE OR LESS, TO THE NORTHWESTERLY MARGIN OF TAYLOR'S LANE, AS NOW WIDENED; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 100 FEET TO THE BEGINNING.

PARCEL NO. II: BEING THE NORTHEASTERLY ONE-HALF OF LOT NO. 8 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE CHARLES B. GREEN LANDS ON THE WHITES CREEK PIKE, NOT OF RECORD DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, FEBRUARY 5, 1932, AND REVISED JULY 1, 1933, TO SHOW THE LOCATION OF THE NEW WHITES CREEK PIKE, AS FOLLOWS:
BEGINNING ON THE NORTHWESTERLY MARGIN OF YOUNG'S, FORMERLY TAYLOR'S LANE AS WIDENED, AT THE CORNER OF LOTS NOS. 8 AND 9; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWESTWARDLY 189.5 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BARNELL HARPER AND WIFE, BY DEED FROM ROBERT LUSK AND WIFE, OF RECORD IN BOOK 2026, PAGE 574, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE COMMON CORNER OF LOTS NOS. 5 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWESTWARDLY 50 FEET; THENCE SOUTHEASTWARDLY 189.5 FEET TO THE NORTHWESTERLY MARGIN OF SAID YOUNG'S LANE, AS WIDENED; THENCE WITH SAME; NORTHEASTWARDLY 50 FEET TO THE BEGINNING.

PARCEL NO. III: BEING PARTS OF LOTS 3 AND 4 ON THE MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE CHARLES B. GREEN LANDS, NOT OF RECORD DESCRIBED ACCORDING TO A SURVEY MADE BY .GEORGE W. WATKINS, SURVEYOR, JUNE 5, 1961,
AS FOLLOWS:
BEGINNING ON THE NORTHERLY MARGIN OF WHITES CREEK PIKE, AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO BARNELL H. HARPER AND WIFE, FANNIE LEE

WARRANTY DEED
(Continued)

HARPER BY DEED FROM SUSIE RIDLEY, OF RECORD IN BOOK 2928, PAGE 192, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID PIKE WESTERLY 71.5 FEET TO THE TOP OF BANK OR BRANCH; THENCE WITH TOP OF BANK OF SAID BRANCH AS FOLLOWS: NORTH 19° 15' EAST, 94 FEET; NORTH 1 ° 30' EAST 100 FEET; NORTH 24° 30' EAST 100 FEET; NORTH 9° 30' EAST 66 FEET; THENCE SOUTH 49° 15' EAST 74 FEET TO AN IRON PIN BEING THE NORTHWEST CORNER OF SAID HARPER'S PROPERTY; THENCE WITH SAID HARPER'S WESTERN BOUNDARY LINE SOUTH 18° 30' WEST 359.5 FEET TO THE BEGINNING, CONTAINING 53/100 ACRES, MORE OR LESS.

PARCEL NO. IV : BEING A SMALL PART OF LOTS NOS. 3 AND 4, BRANSFORD REALTY COMPANY'S SUBDIVISION OF CHARLES B. GREEN LANDS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN M. SULLIVAN, FEBRUARY 5, 1965, AS FOLLOWS:
BEGINNING AT A POINT OF LOT 3, SAID BEGINNING BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO M. H. WEBB BY DEED FROM W. RUFUS PARDUE, SUBSTITUTE TRUSTEE OF RECORD IN BOOK 3501, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH WEBB'S NORTH LINE SOUTH 44° 15' EAST 74 FEET TO THE NORTHEAST CORNER OF WEBB PROPERTY; THENCE SOUTH 48° 22' EAST 50 FEET TO AN OLD IRON PIN; THENCE NORTH 17° 25' EAST 105.4 FEET TO AN OLD IRON PIN; THENCE NORTH 72° 35' WEST 91.2 FEET; THENCE SOUTHWESTWARDLY 60 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY DEED FROM THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE UNDER THE WILL OF BATES R. PARMAN OF RECORD IN BOOK 8280, PAGE 192, REGISTER'S OFFICE FOR SAID COUNTY.

ALSO INCLUDED IN THE ABOVE BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF CONVEYED TO THE STATE OF TENNESSEE BY DEED FROM SUNTRUST BANK, NASHVILLE, N.A. (F/K/A THIRD NATIONAL BANK), EXECUTOR AND TRUSTEE OF THE ESTATE OF BATES R. PARMAN OF RECORD IN BOOK 10200, PAGE 956, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES BINKLEY AND WIFE DOROTHY MAE BINKLEY BY DEED FROM BATES RAYMOND DAVIDSON AND WIFE, BARBARA M. DAVIDSON 1/2 UNDIVIDED INTEREST AND DENISE SMITH THOMASON, 1/2 UNDIVIDED INTEREST OF RECORD IN INSTRUMENT NO. 20001103-0109239, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 519 West Trinity Lane, Nashville, TN 37207
(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/our hand(s) this 3rd day of January, 2014.

Charles Binkley

Dorothy Mae Binkley

STATE OF Tennessee

COUNTY OF Davidson

WARRANTY DEED
(Continued)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Binkley and wife, Dorothy Mae Binkley, the herein bargainor(s), 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, this the 3rd day of January, 2014.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072