WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2014. Notary Public MY COMMISSION EXPIRES: 1-9-18 (AFFIX SEAL)

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby J. Smith	Bobby J. Smith	061120A00400
(NAME)	(NAME)	
1390 Bain Drive	1390 Bain Drive	
(ADDRESS)	(ADDRESS)	
Madison . TN 37115	Madison . TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARY ALICE BINNION AND DONNA BINNION SMITH, BOTH AS CO-TRUSTEES OF THE RAY KENNETH BINNION REVOCABLE TRUST DATED January 5, 2000., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY J. SMITH, HEREINAFTER CALLED THE GRANTEE, HIS 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, being the west 82 feet front of the east 97.6 feet and the west 82.9 feet rear of the east 98.8 feet of Lot No. 17 on the Plan of Greenland Tract, of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 82 feet on the northerly side of Greenland Avenue, and extends back 383.1 feet on its easterly line and 374 feet on its westerly line, as measured from the center line of Greenland Avenue, to a dead line in the rear on which it measures 82.9 feet. (Metropolitan Planning Department shows lot dimensions to be approx. 82X358) B.S.S. mB

Being the same property conveyed to Ray Kenneth Binnion Revocable Trust by Quitclaim Deed dated April 19, 2000 from Ray K. Binnion as recorded in Instrument No. 200004260041323 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2014, WHICH THE GRANTEE HEREIN AGREES TO PAY , AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AS MAY BE SET FORTH ON THE PLAN OF GREENLAND TRACT OF RECORD IN BOOK 421, PAGE 40, SAID REGISTER'S OFFICE.

BILL GARRETT, Davidson County
Trans:T20140015647 DEEDWARR
Recvd: 03/07/14 10:08 2 pgs
Fees:13.00 Taxes:296.00
20140307-0019278

unimproved ☐
This is improved ☑ property, known as 1129 Greenland Ave., Nashville, TN 37216
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 5th day of March, 2014.

Ray Kenneth Binnion Revocable Trust

By: Mary A. Binnion
Mary Alice Binnion, Co-Trustee

By: Donna Binnion Smith, Co-Trustee
Donna Binnion Smith, Co-Trustee

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Putnam

Donna Binnion Smith

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **Ray Kenneth Binnion Revocable Trust**, the within named bargainor, and she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 6th day of March, 2014.

Janie Branch
Notary Public,

My Commission Expires:
06-24-14

JANIE BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

* Mary Alice Binnion

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Co-Trustee of the Ray Kenneth Binnion Revocable Trust, the within named bargainor, and she as such Co-Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by herself as Co-Trustee.

WITNESS my hand and seal this the 6th day of March, 2014.

Deanie L. Gregory
Notary Public

My commission expires:
1-9-18

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115