BILL GARRETT, Davidson County
Trans: T20140030238 DEEDWARR
Recvd: 05/02/14 10:51 3 pgs
Fees: 18.00 Taxes: 159.10

20140502-0037288

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 29TH DAY OF APRIL, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

11-3-15 (AFFIX SEAL)

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
Roger Binkley and wife, Julie Binkley	Same as new owner	04415011200
	(NAME)	
1109 Sterlingshire Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 Catherine Dawn Rath, Susan Diane Shelton, Phillip David Rutledge, Lola H. Hunt and Crystal M. Hunt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Roger Binkley and wife, Julie Binkley, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 OF SECTION "D" ON THE PLAN OF E.I. DU PONT DE NEMOURE AND COMPANY'S SUBDIVISION AKA VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 41 FRONTS 59 FEET ON THE WESTERLY SIDE OF DEBOW STREET AND EXTENDS BACK 65 FEET O THE NORTHERLY LINE AND 64.9 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 59 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MILLIE T. HUNT BY WARRANTY DEED FROM LARRY G. HUNT AND WIFE SUE N. HUNT, OF RECORD AT BOOK 5347, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MILLIE T. HUNT DIED UNMARRIED AND INTESTATE ON 11/23/1993, LEAVING HER SONS GARY D. HUNT AND LARRY GAYDEN HUNT AS HER HEIRS AT LAW. GARY D. HUNT DIED INTESTATE ON 2/28/1999, LEAVING HIS SPOUSE LOLA H. HUNT AND DAUGHTER CRYSTAL M. HUNT AS HIS HEIRS AT LAW. LARRY GAYDEN HUNT DIED UNMARRIED AND TESTATE ON 6/29/2013. BY ORDER OF 10/4/2014, THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, CASE 13P-1519, ADMITTED THE WILL OF LARRY GAYDEN HUNT TO PROBATE AND APPOINTED CATHERINE DAWN RATH AS EXECUTOR. SAID WILL NAMES CATHERINE DAWN RATH, SUSAN DIANE SHELTON, AND PHILLIP DAVID RUTLEDGE AS EQUAL BENEFICIARIES OF HIS ENTIRE ESTATE.

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

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 910 Debow Street, Old Hickory, TN 37138
(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

WARRANTY DEED
(Continued)

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 29th day of April, 2014.

Catherine Dawn Rath

Susan Diane Shelton

Lola H. Hunt

Crystal M. Hunt

Catherine Dawn Rath, Executrix

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Dawn Rath, Susan Diane Shelton, Lola H. Hunt and Crystal M. Hunt, 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 28th day of April, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine Dawn Rath, Executrix, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of April, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

Phillip David Rutledge

Phillip David Rutledge

STATE OF Tennessee

COUNTY OF Blount

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip David Rutledge, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 th day of April, 2014.

Karyn Munter

Notary Public

My Commission Expires:

(SEAL)

KARYN MUNTER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

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