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

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans:T20140049561 DEEDWARR
Recvd: 07/11/14 10:15 2 pgs
Fees:13.00 Taxes:192.40

20140711-0061150

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby J. Smith	Bobby J. Smith	52-1-47
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Mary Alice Binnion and Donna Binnion Smith, as Co-Trustees of The Ray Kenneth Binnion Revocable Trust, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby J. Smith, Jerry N. Smith and Mary Louise Smith , 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, being Lot No. 23, of Block "B" on the Map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Ray Kenneth Binnion Revocable Trust by Quitclaim Deed dated April 19, 2000 from Ray K. Binnion of record in Instrument No. 20000426-0041331 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS AS MAY BE SET FORTH ON THE PLAN OF CRITTENDEN ESTATES, BLOCK "B" OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 332 Harris St., Madison, TN 37115
(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 3rd day of July, 2014.

Ray Kenneth Binnion Revocbable Trust

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

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

STATE OF TENNESSEE

COUNTY OF 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 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 3rd day of July, 2014.

My Commission Expires:
August 20, 2014

Notary Public,

JENNIFER J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Return To:

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 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 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 ☑ 7th day of July, 2014.

My Commission Expires:	
☑ 1-9-16	Notary Public ☑

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

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2014-0123