Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-7000

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

D. Cowgill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF JULY, 2014.

Lynne Ward
Notary Public

Commission Expiration: 2/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Barry Rogers	Barry Rogers	
5959 Rivertrace Dr.	5959 Rivertrace Dr.	10503032900
Nashville, TN 37218	Nashville, TN 37218	

WARRANTY DEED

FOR AND IN 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, WE,

Bethel L. Binkley and Carol S. Binkley, Trustees, UDT, Binkley Family Trust

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Rogers

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:

Being Lot No. 4 on the resubdivision of Lots 2, 3 and part of Lot No. 4, shown on the Map of Mallory property, of record in Plat Book 5200, Page 33, County Court for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bethel L. Binkley & Carol S. Binkley, Trustees, UDT from Bethel L. Binkley & Carol S. Binkley, husband and wife by deed dated 10/22/2002 filed for record on 11/16/2005 in Instrument No. 20051116-0138611 and re-recorded in Instrument No. 20051122-0140791, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1050 4th Avenue South, Nashville, TN 37210

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 9 day of July, 2014.

Bethel L. Binkley
Bethel L. Binkley, Trustee

BILL GARRETT, Davidson County
Trans:T20140050816 DEEDWARR
Recvd: 07/16/14 09:00 2 pgs
Fees:13.00 Taxes:499.50
20140716-0062616

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bethel L. Binkley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9 day of July, 2014.

DeAnna Gwyn
Notary Public

Commission Expiration: 5/8/18

