BILL GARRETT, Davidson County
Trans: T20140050817 DEEDWARR
Recvd: 07/16/14 09:02 2 pgs
Fees: 13.00 Taxes: 1387.50
20140716-0062617

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-5039

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Bethel Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF June, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Barry Rogers	Barry Rogers	10503001300
5959 River Grace Dr.	5959 River Grace	10503001400
Nashville, TN. 37218	Nashville, TN. 37218	10503001500

WARRANTY DEED

FOR AND IN 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, WE,

Bethel L. Binkley, Trustee – UDT Binkley Family Trust

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

Barry Rogers, married

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:

1044 4th Avenue South

Being Lot No. 1 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 5210, page 33, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more complete description.

Being the same property conveyed to Bethel L Binkley and Carol S. Binkley, Trustees, UDT- Binkley Family Trust from Bethel L. Binkley and Carol S. Binkley, husband and wife by deed dated 10/22/2002 filed for record on 11/16/2005 in Instrument 20051116-0138609 and further corrected in Instrument 20051122-0140788, in the Register's Office for Davidson County Tennessee.

1046 4th Avenue South

Being Lot No. 2 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 5210, 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 and Carol S. Binkley, Trustees, UDT- Binkley Family Trust from Bethel L. Binkley and Carol S. Binkley, husband and wife by deed dated 10/22/2002 filed for record on 11/16/2005 in Instrument 20051116-0138608 and further corrected in Instrument 20051122-0140789, in the Register's Office for Davidson County Tennessee.

1048 4th Avenue South

Being Lot No. 3 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 5210, 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 and Carol S. Binkley, Trustees, UDT- Binkley Family Trust from Bethel L. Binkley and Carol S. Binkley, husband and wife by deed dated 10/22/2002 filed for record on 11/16/2005 in Instrument 20051116-0138610 and further corrected in Instrument 20051122-0140790, 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 1044, 1046 and 1048 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 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 our hands this 25 day of June, 2014.

Bethel L Binkley

Bethel L. Binkley, Trustee UDT – Binkley Family Trust

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in the state of Tennessee, personally appeared Bethel L. Binkley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath , acknowledged him/herself to be the Trustee of The Binkley Family Trust, the within named bargainor, and that he/she as such officer, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of Bethel L. Binkley by him/herself as such Trustee.

Witness my hand and official seal at Hendersonville, Tennessee this 25th day of June, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY