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

BILL GARRETT, Davidson County
Trans:T20140053786 DEEDWARR
Recvd: 07/25/14 09:17 2 pgs
Fees:13.00 Taxes:534.28
20140725-0066145

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2014.

Notary Public
MY COMMISSION EXPIRES: 1-9-18
File No. G14-9565D

STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan C. Turcios and Mary I. Turcios, husband and wife (NAME)	**Franklin American Mortgage** (NAME)	34-3-56
2105 Paula Drive (STREET ADDRESS)	**3501 Corporate Centre Dr. Suite 400** (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	**Franklin, TN 37067** (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mattie Belle Binnion, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan C. Turcios and Mary I. Turcios, husband and wife, as Tenants in Common with Right of Survivorship** 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. 251 on the plan of SHEPHERD HILLS, SECTION 4, as shown by plat of record in Plat Book 2854, Page 100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to P.L. Binnion and wife, Mattie Belle Binnion from A.J. Coleman and wfie, Edith Coleman, by Deed dated October 21, 1963, in Book 3645, Page 253, in the Register's Office for Davidson County, Tennessee. The said P.L. Binnion having since died November 26, 1974, leaving the subject property vested in Mattie Belle Binnion as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3074, page 331, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2854, page 100, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers/storm drainage as recorded in Book 6813, page 487, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Mattie Belle Binnion is signed by his/her duly appointed Attorney-in-fact Beverly Binnion, pursuant to the Power of Attorney recorded in Instrument No. 20140606-0049451 said Register's Office.

This is improved property, known as 2105 Paula Drive, Madison, TN 37115.

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. Whenever 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 24th day of July, 2014.

MATTIE BELLE BINNION

Mattie Belle Binnion By

By: Beverly Binnion, Attorney-In-Fact

Beverly Binnion, Attorney-in-Fact

July 24, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Beverly Binnion, Attorney-in-Fact for Mattie Belle Binnion, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of July, 2014.

My Commission Expires: 9-11-17

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066