WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

I. LUKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Sarah Squires, a single woman	Bank of Tennessee	02512007100
	(NAME)	
102 Roanoke Drive	P O Box 4980	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Johnson City, TN 37602	
(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 Gary W. Bingham, Jr. and wife, Susan Bingham, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sarah Squires, a single woman, 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. 13, ON THE PLAN OF SECTION 2, RANCHWOOD ESTATES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 67, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GARY W. BINGHAM, JR. BY DEED FROM TANYA M. DARROW MAYES AND HUSBAND, DAVY MAYES OF RECORD IN INSTRUMENT NO. 20031223-0182633, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

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

unimproved ( )
This is improved (X) property, known as 102 Roanoke Drive, Goodlettsville, TN 37072
(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/our hand(s) this 1st day of August, 2014.

BILL GARRETT, Davidson County
Trans:T20140057090 DEEDWARR
Recvd: 08/05/14 14:20 2 pgs
Fees:13.00 Taxes:654.90

20140805-0070313

WARRANTY DEED
(Continued)

Gary W. Bingham, Jr.

Susan Bingham

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary W. Bingham, Jr. and wife, Susan Bingham, 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 1st day of August, 2014.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)

RETURN TO:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste. 200
Nashville, TN 37215