Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140068162 DEEDWARR
Recvd: 09/12/14 11:15 2 pgs
Fees:13.00 Taxes:1517.00
20140912-0083741

File #14-1268

# 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 consideration, the receipt of which is hereby acknowledged, the undersigned **Shawn D. Binkley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **904 Cadillac, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Part I, Wallace Subdivision, of record in Book 1424, Page 16, Register's Office for said County.

Said Lot No. 50 fronts 100 feet on the westerly side of Wallace Lane, formerly Vail Avenue, and extends back 227.2 feet on the northerly line and 223.5 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Shawn Binkley by Warranty Deed from Cynthia A. Allen, in the amount of $270,000.00, dated May 28, 2004, of record as Instrument No. 20040603-0065165 and by Quitclaim Deed of record as Instrument No. 20081218-0121097, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 4111 Wallace Lane, Nashville, TN, 37215.**

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of August, 2014.

Shawn D. Binkley

State of Tennessee )
County of Davidson )

On this 11th day of August, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Shawn D. Binkley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 410,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of August, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
904 Cadillac, LLC
4111 Wallace Lane
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
116-16-124