WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078355 DEEDWARR
Recvd: 10/17/14 11:23 2 pgs
Fees:13.00 Taxes:740.00
20141017-0095965

R-VRES-14-417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Cantrell and Ashley Cantrell	New Owner	
(NAME)	(NAME)	
417 Lockland Drive	136 Abbotsford Dr.	**083-10-0-070.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LANACE MAXELL BINKLEY AND BRENDA KAY BINKLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY CANTRELL AND ASHLEY CANTRELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), 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. 147 and the North 20.0 feet of Lot No. 148, on the Plan of Mc. Ewen Place, as shown on plat of record in Plat Book 332, page 133, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot 147 and the North part of Lot 148 fronts together 50.0 feet on the East side of Allen Street, now Lockland Drive, and run back between parallel lines with the South margin of McEwen Avenue 126.0 feet to an alley.

Being the same property conveyed to Lanace Maxell Binkley and wife, Brenda Kay Binkley by deed from Lanace Maxell Binkley of record in Instrument No. 20060404-0037948 Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded on April 04, 2006.
(Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

- Subject to all matters shown on the Plan of record in Plat Book 332, Page 133, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **417 Lockland Drive , Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 15th DAY OF OCTOBER, 2014.

Lanace Maxell Binkley by Brenda Kay Binkley as attorney in fact

Lanace Maxell Binkley by Brenda Kay Binkley
as Attorney In Fact

Brenda Kay Binkley

Brenda Kay Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Kay Binkley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LANACE MAXELL BINKLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said LANACE MAXELL BINKLEY.

Witness my hand and official seal, this the 15th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212