BILL GARRETT, Davidson County
Trans:T20140078480 DEEDQC
Recvd: 10/17/14 14:46 3 pgs
Fees:17.00 Taxes:0.00
20141017-0096096

This Instrument prepared by:
KING, TURNBOW & BRISY
ATTORNEYS-AT-LAW
203 Third Avenue South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Sworn to and Subscribed before me on this the 27 day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 5.21.18

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

The preparer of this instrument is not not the closing agent pursuant to the Tax Reform Act of 1986.

(With Information Provided By The Parties/Without Benefit of a Title Search)

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Tom Douglas Binns Trust	Linda Binns Disspayne, et al.	074-052.00
407 Xanadu Place	2511 Miami Avenue	
Jupiter, FL 33458	Nashville, TN 37214	

QUITCLAIM DEED

This instrument made and entered into this the 27th day of June, 2014, by and between, **TOM DOUGLAS BINNS**, Grantor, and **TOM DOUGLAS BINNS, Trustee for the Tom Douglas Binns Trust dated June 12, 2014**, Grantee.

WITNESSETH:

That for and in consideration of the sum of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, I, **TOM DOUGLAS BINNS**, Grantor, do hereby convey, grant, transfer, remise, and forever quitclaim unto **TOM DOUGLAS BINNS, Trustee for the Tom Douglas Binns Trust dated June 12, 2014**, Grantee, his successors in trust, and assigns, forever, my entire right, title, and interest in and to my one-third (1/3) undivided interest in the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, the same known as Clifton on the south bank of Cumberland River lying between the lands of Morgan Hurt and Joe Dodson, and described as follows:

Beginning at a white oak at entrance of land; thence north 193 poles along the line of said Dodson Land to three horn beams; thence north 62° west 57 poles to white oak on a branch; thence with said branch to red oak of Cumberland River; thence in a southwesterly direction with Cumberland River to a corner of Joe Dodson's land, mulberry and sycamore pointers; thence with said Dodson's land, north 79½° east 174½ poles to a stake, 1 pole south of an elm corner; thence north 83° east 81.32 poles to an ash on southeastern corner of original Clifton Tract; thence south 87° east 110 poles to the beginning, containing 293½ acres.

Being the same property conveyed to First American National Bank of Nashville, Trustee of the Douglas W. Binns Trust dated October 16, 1952 by Deed from Douglas W. Binns, of record in Book 2098, page 161, Register's Office for Davidson County, Tennessee. A one-third (1/3) interest being further conveyed by Trustee's Quitclaim Deed from Regions Bank (formerly First American National Bank of Nashville), Trustee of the Douglas W. Binns Trust dated October 16, 1952 to Tom Douglas Binns, of record in Instrument No. 20120502-0037822 on 05/02/2012, Register's Office for Davidson County, Tennessee.

This instrument was prepared solely upon the information provided by the parties. No representation or warranty is made by preparer as to the accuracy of anything set forth herein.

This is improved property known as 2040 Hickory Hill Lane, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Rosemary Thornton, wife of Tom D. Binns, joins in this conveyance to convey to Grantee any and all rights that she has or may have in the subject property by virtue of her married to the said Tom D. Binns.

Witness our hands, this the 27 day of June, 2014.

Tom Douglas Binns
TOM DOUGLAS BINNS

Rosemary Thornton
ROSEMARY THORNTON

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **TOM DOUGLAS BINNS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of June, 2014.

NOTARY PUBLIC
My Commission Expires: 5-21-15

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF Wisconsin
COUNTY OF Milwaukee

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **ROSEMARY THORNTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of ~~June~~ October, 2014.

Nancy Phelps
NOTARY PUBLIC
My Commission ~~Expires:~~ is permanent.

