BILL GARRETT, Davidson County
Trans:T20140078480 DEEDQC
Recvd: 10/17/14 14:46 3 pgs
Fees:17.00 Taxes:0.00
20141017-0096097

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: 9-21-18

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	Same	093 10 0A 439.00
407 Xanadu Place		
Jupiter, FL 33458		

QUITCLAIM DEED

This instrument made and entered into this the 7th day of ~~June~~ October, 2014, by and between, **TOM D. BINNS, a married man**, 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 D. BINNS, a married man**, 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 the following described real property, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Unit No. 439 in Howell Park, a condominium, a horizontal property regime, as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Tom D. Binns, and wife, Martha H. Binns, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 9955, page 848, on 02/23/1996, Register's Office for Davidson County, Tennessee. Martha H. Binns predeceased the said Tom D. Binns, and the entire estate vested in the said Tom D. Binns by operation of law. Being further conveyed by Quitclaim Deed from Tom D. Binns and Rosemary Thornton, his wife, to Tom D. Binns, a married man, of record in Instrument No. 20120702-0057962, on 07/02/2012, 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 439 2nd Avenue South, Nashville, Tennessee 37201.

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 7th day of ~~June~~ October, 2014.

Tom D. Binns
TOM D. BINNS

Rosemary Thornton
ROSEMARY THORNTON

STATE OF Wisconsin
COUNTY OF Milwaukee

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **TOM D. 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 7th day of ~~June~~ October, 2014.

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

NANCY PHELPS * NOTARY PUBLIC * STATE OF WISCONSIN

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.

