Davidson County DEEDWARR Recvd: 10/20/14 15:26 3 pgs Fees:18.00 Taxes:925.00 **20141020-0096717**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Ashley Reiss Affiant Subscribed and sworn to before me, this the 17th day of October, 2014. Notary Public My commission expires: 6-26-16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Paul J. Migliore	**Avenue Bank**	**094-02-0-086.00**
1800 Shelby Ave	**3823 Cleghorn Avenue**	
Nashville, TN 37206	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Katheryn Binkley, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul J. Migliore, an unmarried man and Lana Katsaros, a married woman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 32 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Saburo Hara and wife, Marjorie Hara and Betty J. Mallory, unmarried by deed from May Ann Pursell and husband, Newell T. Pursell of record in Book 8207, page 956, Register's Office for Davidson County, Tennessee, dated September 28, 1990. The Said Saburo Hara, conveyed his one-half (1/2) undivided interest in subject property by Quitclaim Deed to Marjorie E. Hara, of record in Book 9447, 936, dated August 23, 1994. Marjorie E. Hara, predeceased Saburo Hara and he was the beneficiary of said property at her death by virtue of The Last Will and Testament of Marjorie A. Hara. Mary Katheryn Binkley is the sole surviving heir at law of Saburo Hara. The Estate of Saburo Hara conveyed its one-half (1/2) interest in said property, by Quitclaim Deed to Mary Katheryn Binkley of record in Instrument No. 20101129-0094878, dated November 22, 2010, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Katheryn Binkley, married by deed from Betty Mallory, unmarried as to her one-half (1/2) undivided interest of record in Instrument No. 20110915-0071540 Register's Office for Davidson County, Tennessee, dated September 4, 2011 and recorded on September 15, 2011

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1800 Shelby Ave, Nashville, TN 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 HANDS EFFECTIVE AS OF October 17, 2014:

Mary Katheryn Binkley

Mary Katheryn Binkley

Greggory Scott Binkley**

** Greggory Scott Binkley, spouse of Mary Katheryn Binkley, joins in the execution of this instrument for the purpose of conveying any and all marital interest in the subject property.

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

AND GREGORY SCOTT BINKLEY

Personally appeared before me, a Notary Public of said County and State, Mary Katheryn Binkley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

RAR

Witness my hand, at office, this the 17th day of October, 2014.

My Commission Expires: 6-26-14

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 17th day of October, 2014.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 17th day of October, 2014.

My Commission Expires:_____

_____
Notary Public

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

