WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby J. Smith, Jerry N. Smith and Wife, Mary Louise Smith	Bobby J. Smith	04313026000
(NAME)	(NAME)	
1390 Bain Drive	1390 Bain Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140083478 DEEDWARR
Recvd: 11/05/14 09:38 2 pgs
Fees:13.00 Taxes:166.50
20141105-0102109

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, The Mary Alice Binnion Revocable Trust, Mary Alice Binnion, Trustee, Ray Kenneth Binnion, Trustee and Donna Binnion Smith, Trustee, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby J. Smith as to a 1/2 (one-half) undivided interest and Jerry N. Smith and Wife, Mary Louise Smith as to a 1/2 (one-half) undivided interest, as tenants in common with right of survivorship HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 of Block C, on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet, more or less, on the north side of Harris Street, and runs back between lines, 101 feet on the westerly line and 119 feet on the easterly line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to The Mary Alice Binnion Revocable Trust from Mary M. Binnion by Quitclaim Deed dated April 19, 2000 of record in Instrument No. 20000426-0041341 , Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BLOCK C, CRITTENDEN ESTATES OF RECORD IN BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantors named herein****

unimproved ☐

This is improved ☑ property, known as 215 Harris St., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of October, 2014.

The Mary Alice Binnion Revocable Trust

By: Mary Alice Binnion
Mary Alice Binnion, Trustee

By: Ray Kenneth Binnion
Ray Kenneth Binnion, Trustee

By: Donna Binnion Smith, Trustee
Donna Binnion Smith, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Donna Binnion Smith

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **Mary Alice Binnion Revocable Trust**, the within named bargainor, and she as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 29th day of October, 2014.

My Commission Expires: 1-9-16

Notary Public

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Mary Alice Binnion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the TRUSTEE of the Mary Alice Binnion Revocable Trust, the within named bargainor, and she as such TRUSTEE executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as TRUSTEE.

WITNESS my hand and official seal, this 29th day of October, 2014.

My Commission Expires: 1-9-16

Notary Public

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Ray Kenneth Binnion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the TRUSTEE of the Mary Alice Binnion Revocable Trust, the within named bargainor, and he as such TRUSTEE executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by himself as TRUSTEE.

WITNESS my hand and offical seal, this 29th day of October, 2014.

My Commission Expires: 1-9-16

Notary Public

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY