WARRANTY DEED

RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

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 $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2015.

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	Bobby J. Smith	05202010300
(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:T20150000944 DEEDWARR
Recvd: 01/06/15 09:21 2 pgs
Fees:13.00 Taxes:203.50
20150106-0001161

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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:

Land in Davidson County, Tennessee, being the west 44 feet of Lot No. 29, and the easterly 22.5 feet of Lot No. 28 of Block "C" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 66.5 feet on the southerly side of Carmel Avenue, and run back between parallel lines 145 feet to a dead line.

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. 20000426-0041335 , Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BLOCK C, REVISED MAP OF RAINBOW TERRACE SUBDIVISION OF RECORD IN BOOK 1130, PAGE 85, 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 718 Carmel Ave., 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 5th day of January, 2015.

The Mary Alice Binnion Revocable Trust

By: Mary Alice Binnion Trustee
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~~ Putnam

*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 . . day of January, 2015.

My Commission Expires:
9-22-2017

DENNIS JOHN ALSUP II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public,

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 5th day of January, 2015.

My Commission Expires: 1-9-16

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 TRUSS by himself as TRUSTEE.

WITNESS my hand and official seal, this 5th day of January, 2015.

My Commission Expires: 1-9-16

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public