Prepared by:
Margaret Sherbert, Attorney
125 Forrest Street
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20150009762 DEEDQC
Recvd: 02/09/15 08:49 2 pgs
Fees:12.00 Taxes:0.00
20150209-0011620

DARLENE NEWLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Dawn Binkley
Affiant

Subscribed and sworn before me this 3RD day of February, 2015.

Darlene Newlin
Notary Public
My Commission Expires: August 23, 2016

Address of New Owner:
Dawn Binkley
John LeFavour
6917 Old Hickory Boulevard
Whites Creek, TN 37189

Send Tax Bills to:
Same as new owner

Tax Information:
039 00 0 151.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged **DAWN BINKLEY, UNMARRIED**, (the "Grantor"), has bargained and sold, and by these presents do transfer and convey, unto the said **DAWN BINKLEY, UNMARRIED, AND JOHN LEFAVOUR, MARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** (the "Grantees"), all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

Situated in the 14th Civil District on the north side of Old Hickory Boulevard and beginning at a point in the center of Old Hickory Boulevard Matt Smith's southwest corner and the southeast corner of the tract herein conveyed; thence with the center of said Old Hickory Boulevard in a westerly direction 666 feet to a point in the center of said Old Hickory Boulevard; thence in a northerly direction 156 feet to a point; thence in a northeasterly direction 330 feet to a point; thence in a northerly direction 369 feet to a point in Marshall's line; thence in an easterly direction, with Marshall's line, 690 feet to a point in Marshall's line and Matt Smith's northwest corner; thence in a southerly direction with Matt Smith's west line 528 feet to the point of beginning, containing by estimation 9.8 acres, more or less.

Being the same property conveyed to Thelma Marie Smith by deed of record dated February 6, 1942, in Book 1236, Page 406, Register's Office for Davidson County, Tennessee.

Thelma Marie Smith since died testate on March 22, 1972, a resident of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Thelma M. Smith, of record in Instrument No. 20150209.0011618, in the Register's Office for Davidson County, Tennessee, the subject property was devised to Jewell Binkley and Dawn Binkley.

Jewell Binkley and Margaret Jewel Binkley are one and the same person.

Thelma Marie Smith and Thelma M. Smith are one and the same person.

Margaret Jewel Binkley since died testate on January 4, 2015, a resident of Davidson County, Tennessee. Pursuant to Affidavit of Heirship sworn to by Shelva Jean Chance, of record in Instrument No. 20150209.0011619, in the Register's Office for Davidson County, Tennessee, the subject property was devised to Dawn Binkley by intestate succession.

This is improved property known as 6917 Old Hickory Boulevard, Whites Creek, Tennessee, 37189.

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

Whenever 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 our hands this 3 day of Feb, 2015, 2015.

Dawn Binkley
Dawn Binkley

DARLENE NEWLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3RD day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dawn Binkley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this the 3RD day of February, 2015.

Darlene Newlin
Notary Public
My commission expires: August 23, 2016