398

BILL GARRETT, Davidson County
Trans:T20150032994 DEEDWARR
Recvd: 04/30/15 14:45 2 pgs
Fees:13.00 Taxes:2942.80
20150430-0038942

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $795,350.00

Affiant

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of April, 2015.

Notary Public

My commission expires: 5-8-17

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 K. Chaney	Regions Mortgage	**116-16-0-155.00**
4000 Estes Road	2050 Parkway Office Cir	
Nashville, TN 37215	Birmingham AL 35244	

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,

William J. Binkley, Jr. and wife, Patty D. Binkley

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

Paul K. Chaney and Cindy R. Chaney, husband and wife

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. 2 on the Plan of Final Plat of Krohn Subdivision of record in Plat Book 7900, Page 310, 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 William J. Binkley, Jr. and wife, Patty D. Binkley by Warranty deed from Robert Hilton Wickham, married of record in Book 8761, page 361, Register's Office for Davidson County, Tennessee, dated October 16, 1992 and recorded on October 19, 1992.

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 4000 Estes Road, Nashville, TN 37215.

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 April 28, 2015:

William J. Binkley, Jr. by Patty D. Binkley AIF
William J. Binkley, Jr. by Patty D. Binkley as attorney in fact

Patty D. Binkley
Patty D. Binkley

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Patty D. 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.

Witness my hand, at office, this the 28th day of April, 2015.

My Commission Expires: 6.26.16

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, Patty D. Binkley, 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 William J. Binkley, Jr. ("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 28th day of April, 2015.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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