BILL GARRETT, Davidson County
Trans: T20150042554 DEEDWARR
Recvd: 06/01/15 15:45 2 pgs
Fees: 13.00 Taxes: 851.00
20150601-0050672

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $230,000.00.

Affiant

Subscribed and sworn to before me this 1st day of JUNE, 2015

Carmen Coats
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Woodland Street Partners, LLC	New Owner	08400001600
408 Taylor Street Suite 202		
Nashville, TN 37208	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Greggory S. Binkley and Mary K. Binkley, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Woodland Street Partners, LLC, a Tennessee limited liability company**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 15th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 and part of a tract marked "J.B. Armstrong", on the Map of J.B. Armstrong's Division of Lellyet Tract, as of record in Book 161,page 51, in the Register's Office for Davidson County, Tennessee, described according to a survey made by T.R. Sanford, January 26, 1965, as follows:

Beginning on the northeasterly margin of Air Park Road, at the corner of the property conveyed to D.C. Lovelace, Jr., by deed from Ernest W. Colbert, of record in Book 3099, page 123, said Register's Office; thence with Lovelace's southeastern line, north 49 deg. 53 min. east 397.6 feet; thence south 39 deg. 00 min. east 16 feet; thence south 61 deg. 15 min. east 90 feet; thence south 43 deg. 53 min. west 429.5 feet to the northeasterly margin of Air Park Road; thence with the same around a slight curve, northwesterly 10 feet and continuing with the same, north 44 deg. 30 min. west 175 feet to the beginning.

Being the same property conveyed to Greggory S. Binkley and Mary K. Binkley, husband and wife, from Kathleen Binkley, by deed on November 21, 2014, of record in Instrument Number 20141124-0107634, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 161, page 51, Register's Office Davidson County, Tennessee.

This is improved property known as: **2623 Airpark Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 28, 2015.

Greggory S. Binkley

Mary K. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Greggory S. Binkley and Mary K. Binkley** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 28, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY