9592

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelsie Kinsley Patrick Kinsley	Peoples Home Equity, Inc.	08309045600
(NAME)	(NAME)	
1511 Holly St.	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shirley Bingham Wilford F.K.A. Shirley D. Bingham,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelsie Kinsley, wife and husband and Patrick Kinsley,** 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:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 90 feet of Lot No. 18 and 19 on the Plan of Lindsley Park Addition, as of record in Book 547, Page 76, Register's Office for said Davidson County, Tennessee.

Said part of Lots No. 18 and 19 fronts 50 feet on the northerly side of Holly Street, and runs back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to Larry E. Bingham and Shirley D. Bingham, husband and wife, by deed of record in Instrument No. 20120509-0040307 , Register's Office for Davidson County, Tennessee. Larry E. Bingham having since died. Shirley D. Bingham now known as Shirley Bingham Wilford.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1511 Holly St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150044799 DEEDWARR
Recvd: 06/08/15 10:49 2 pgs
Fees:13.00 Taxes:1143.30
20150608-0053424

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/our hands this 5th day of June, 2015.

Shirley D. Bingham Wilford

Shirley Bingham Wilford

State of Tennessee
County of Williamson

Personally appeared before me Shirley Bingham Wilford, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: _____

File No.: 9592

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018