This Instrument Prepared By:
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/17/15 13:48 3 pgs
Fees:18.00 Taxes:407.00
20150617-0057775

ADDRESS NEW OWNER:
Odell BinkleyJr
149 N Timber Dr
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 107
GROUP 07 0B
PARCEL 048.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James Smith, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Odell BinkleyJr,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain interest in land in Davidson County, Tennessee, described as Unit No. 48-C of Timber Lake Condominium created under Title 66, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, and Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit "A-1" of said set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to James Smith by deed from IRA Innovations LLC, fbo, Dan Heichelbech IRA 50% undivided interest and IRA Innovations LLC, fbo Les Lazarus IRA 50% undivided interest, dated June 15, 2015 and recorded in Instrument no. 20150617 0057755 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

Said property is transferred subject to the following matters:

1) 2015 Property taxes which have been assumed by the grantee and not prorated.
2) Property is subject to all restriction, Master Deeds, and/or easements of record.

This is improved property known as 149 N Timber Dr, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Odell BinkleyJr and Kimberley Britton, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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.

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 our hands this the 16th day of June, 2015.

James Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, James Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of June, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of June, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

