BILL GARRETT, Davidson County
Trans:T20150052438 DEEDWARR
Recvd: 06/30/15 11:08 2 pgs
Fees:13.00 Taxes:887.63
20150630-0062935

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Ruhl, unmarried man	Regions Bank	042-13-0-029.00
	(NAME)	
7518 Highway 49E	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Birmimgham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David L. Binkley and wife, Glenda N. Binkley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard J. Ruhl, unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 42 ON THE PLAN OF HEDGEWOOD HILLS, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 135, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID LOT NO. 42 FRONTS 97.19 FEET ON THE NORTHERLY SIDE OF VANOKE DRIVE AND EXTENDS BACK ON THE EASTERLY LINE 429.3 FEET AND 336.0 FEET ON THE WESTERLY LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 181.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO DAVID L. BINKLEY AND WIFE, GLENDA N. BINKLEY BY WARRANTY DEED FROM LARRY W. CHANDLER AND WIFE, ELEANOR A. CHANDLER, OF RECORD IN BOOK 9902, PAGE 382, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 714 Vanoke Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand(s) this 26th day of June, 2015.

WARRANTY DEED
(Continued)

David L. Binkley

Glenda N. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Binkley and wife, Glenda N. Binkley, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2015.

Notary Public

My Commission Expires: 7/21/2018

DANIEL L. WISCHHOF { SEAL }
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072