WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150065803 DEEDWARR
Recvd: 08/07/15 15:01 2 pgs
Fees: 13.00 Taxes: 484.70
20150807-0079052

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 6th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John F Kraus	Fifth Third Mortgage Company	065-09-0-015-00
(NAME)	(NAME)	
121 Big Horn Court	5001 Kingsley Dr, MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Joan Carol Bingham**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John F Kraus and Julia E Huskey, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 45, on the plan of Section Two, Sherwood Forest, as shown on plat of record in Book 4300, Page 125, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Larry Dean Bingham and wife, Joan Carol Bingham by Warranty Deed from Johnson Homes, Inc., dated 03/31/1972, in Book 4594, Page 458, in the Register's Office for Davidson County, Tennessee. The said Larry Dean Bingham died on 12/27/2004, leaving the said Joan Carol Bingham the sole surviving tenant by the entirety.

This conveyance is subject to: (1 All matters shown on the plat of record in Book 4300, Page 125; (2) Covenants, conditions, easements and restrictions of record in Book 4465, Page 184, amended in Book 4482, Page 427 and Book 4546, Page 202, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 121 Big Horn Court, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 5th day of August, 2015.

Joan Carol Bingham

State of Tennessee
County of Wilson

Personally appeared before me Joan Carol Bingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122