WARRANTY DEED

RETURN TO
GREATER NASHVILLE TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

RETURN TO
GREATER NASHVILLE TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
DAVIDSON COUNTY
SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby J. Smith and Don Johnson	Bobby J. Smith	04111000700
(NAME)	(NAME)	
1390 Bain Drive	1390 Bain Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Mary Alice Binnion and Donna Binnion Smith, as Co-Trustees of The Ray Kenneth Binnion Revocable Trust, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby J. Smith and Don Johnson, as Joint Tenants with Right of Survivorship, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 441 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ray K. Binnion from Diane S. Green Leptic and Husband, William B. Leptic, by Warranty Deed dated August 24, 1965 of record in Book 3928, Page 310. Further being the same property conveyed to Ray Kenneth Binnion Revocable Trust from Ray K. Binnion by Quitclaim Deed dated April 19, 2000 of record in Instrument No. 20000426-0041332, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PALN OF BELLSHIRE ESTATES, SECTION "B", OF RECORD IN BOOK 2331, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20150066116 DEEDWARR
Recvd: 08/10/15 10:40 2 pgs
Fees:13.00 Taxes:333.00
20150810-0079498

unimproved ☐

This is improved ☑ property, known as 4005 Dumbarton Dr., Nashville, TN 37207
(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 hand this 31st day of July, 2015.

Ray Kenneth Binnion Revocable Trust

By: Mary Alice Binnion Co. Trustee
Mary Alice Binnion, Co-Trustee

By: Donna Binnion Smith Co-Trustee
Donna Binnion Smith, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Putnam

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Donna Binnion Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Ray Kenneth Binnion Revocable Trust, the within named bargainor, and she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Co-Trustee.

WITNESS my hand and seal, this 28TH day of July, 2015.

My Commission Expires: 03/21/17

Notary Public

RYAN JOSEPH GOOD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Mary Alice Binnion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Ray Kenneth Binnion Revocable Trust, the within named bargainor, and she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Co-Trustee.

WITNESS my hand and seal, this 31ST day of July, 2015.

My Commission Expires: 1-9-16

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115