WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day August, 2015

Notary Public

MY COMMISSION EXPIRES: 4-20-19
(AFFIX SEAL)

JUDY A. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nick Biniker and Emilie Biniker	Franklin AM MTG	147 02 0 078.00
(NAME)	(NAME)	
301 Gaywood Dr	501 Corporate Ctr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy Thousand And No/100 Dollars ($270,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Juanita Self, A Married Woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nick Biniker and Emilie Biniker, husband and wife**, 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:

Being Lot No. 311 on the Plan of Section II, Caldwell Hall, as shown by plat of record in Book 2900, Page 96, revised and corrected by Surveyor's Certificate of Correction in Book 3135, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kaki Harless by Warranty Deed from Allan Lee Kregenow and Linda Elizabeth Kregenow, also known as Livia Elizabeth Kregenow, both unmarried dated April 23, 1999 and recorded April 27, 1999 in Book 11448, Page 997,. in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kaki Harless, unmarried and Ellen C. Crosby, unmarried, as Joint Tenants with the Right of Survivorship by Quitclaim Deed from Kaki Harless, unmarried dated June 28, 2007 and recorded August 15, 2007 as Instrument No. 20070815-0097478, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Juanita Self, a Married Woman by Warranty Deed from

BILL GARRETT, Davidson County
Trans:T20150067843 DEEDWARR
Recvd: 08/13/15 11:19 2 pgs
Fees:13.00 Taxes:999.00
20150813-0081178

Kaki Harless and Ellen Crosby dated April 6, 2015 and recorded April 10, 2015 as Instrument No. 20150410-0031642, in said Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the principal residence of Juanta Self, or her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐ .
This is improved ☒ property, known as 301 Gaywood Dr, Nashville, TN 37211

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, has 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 our hands this 11th day of August, 2015.

Juanita Self

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Juanita Selfthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2015.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

File Number: CLA-153239