BILL GARRETT, Davidson County
Trans:T20150084469 DEEDWARR
Recvd: 10/05/15 10:37 2 pgs
Fees:13.00 Taxes:288.60

20151005-0100968

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
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 |
|---|---|---|
| James R. Sperance, III | James Spearance (NAME) | 07007002600 |
| 101 Stalbridge Ct. (ADDRESS) | 101 Stalbridge Ct. (ADDRESS) | |
| Gallatin, TN 37066 (CITY) (STATE) (ZIP) | Gallatin, TN 37066 (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, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James R. Sperance, III, 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:

BEING THE SOUTHERLY PART OF LOT NO. 26 ON THE MAP OF J. S. SPURLOCK'S LANDS, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY ERLE DRAKE, APRIL 21, 1925, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF ALICE AVENUE, AND BUENA VISTA PIKE; THENCE WITH THE CENTER OF SAID PIKE NORTHWARDLY 120 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JIM R. WARREN AND WIFE, BY DEED FROM M. H. WEBB AND WIFE, IN BOOK 2453, PAGE 76; THENCE WITH WARREN'S SOUTHERLY LINE, WESTWARDLY 120 FEET, MORE OR LESS, TO THE LINE BETWEEN LOTS 25 AND 26; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 120 FEET, MORE OR LESS, TO THE CENTER OF ALICE AVENUE; THENCE WITH THE CENTER OF SAID AVENUE, EASTWARDLY 120 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH OWENS BINKLEY BY DEED FROM SADIE DEAN OWENS, OF RECORD IN BOOK 4424 PAGE 485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ELIZABETH OWENS BINKLEY HAVING SINCE DIED INTESTATE LEAVING HER ONLY HEIR-AT-LAW AS DAVID LEE BINKLEY AS STATED IN AFFIDAVIT OF HEIRSHIP OF RECORD BY INSTRUMENT NO. 20150226-0016558, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 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 1001 Alice Street, Nashville, TN 37218
(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

# WARRANTY DEED

(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of October, 2015.

David L. 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, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of October, 2015.

Notary Public

My Commission Expires: 08-20-19

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

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