WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026507 DEEDWARR
Recvd: 04/01/16 11:44 2 pgs
Fees: 13.00 Taxes: 455.10
20160401-0031044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

James F. Hummel, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires: SEPT 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James F. Hummel, Jr.	BancorpSouth Bank	
(NAME)	(NAME)	
1900 Richard Jones Road Unit C-206	5217 Maryland Way	117150A09800CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37022	
(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, WE, **SANDRA L. BINKLEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES F. HUMMEL, JR., UNMARRIED,** 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:

Land in Davidson County, Tennessee, Being Lot 98, also being Unit C-206 in a Horizontal Property Regime, which is located on the plat of the Green Hills Terrace of record in Plat Book 5200, Page 64, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, together with an undivided interest in and to the common elements and areas.

Being the same property conveyed to Sandra L. Binkley by Warranty Deed from Elizabeth F. White, recorded on the 2nd day of October, 2008 in Instrument No. 20081002-0100072, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 5200, Page 64, said Register's Office; restrictive covenants of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557 and Book 11362, Page 463, said Register's Office; Terms and provisions of Bylaws of The Green Hills Terrace recorded in Exhibit "B" of Book 5304, Page 702 (at Page 745) as amended in Book 9830, Page 181; License Agreement as set forth in instrument recorded in Book 7523, Page 260, said Register's Office; Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20150814-0081514, said Register's Office; Easement to Comcast recorded at Instrument No. 20110930-0075704, said Register's Office; Easement for Overhang, recorded in Book 4317, Page 162, said Register's Office; Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3879, Page 569, said Register's Office; and Easement recorded in Book 4320, Page 896, said Register's Office.

unimproved
This is improved x property, known as 1900 Richard Jones Road Unit C-206, Nashville, TN 37215
(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.

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 31 day of March, 2016

SANDRA L. BINKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra L. Binkley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public