BILL GARRETT, Davidson County
Trans: T20160035620 DEEDWARR
Recvd: 04/29/16 13:55 2 pgs
Fees: 13.00 Taxes: 2769.45

20160429-0042266

THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow - Clarksville, LLC
2515 Wilma Rudolph Blvd
Clarksville, TN 37040

File: 2016040176

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Laura Binkley 203 36th Ave N Nashville, TN 37209	new owner	104-1-456.00

FOR AND IN 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, **JAY T. FAULKNER AND RACHEL L. FAULKNER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA BINKLEY AND CHRISTOPHER BINKLEY, 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 NUMBER 2, ON THE PLAN OF THE RESUBDIVISION OF THE EASTERLY ONE-HALF OF LOT 174, ON THE PLAN OF PART OF WEST GROVE SUBDIVISION (Book 421, Page 88, R.O.D.C., TN) AND LOT 8 AND PART OF 5, ON THE MAP OF M.T. PENDERGRASS' SUBDIVISION OF LOTS 175 AND 176 WEST GROVE (Book 547, Page 185, R.O.D.C., TN), as shown in Plat LG recorded in Instrument Number 20140708-0060178, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

BEING all of the same property conveyed to Jay T. Faulkner and wife, Rachel L. Faulkner, by deed from Capital Journey, LLC a Tennessee Limited Liability Company, dated 9/25/13 and recorded 9/27/13 in Instrument No. 20130927-0101830, in the Register's Office for Davidson County, Tennessee. **AND** being the same property conveyed to Jay T. Faulkner and Rachel L. Faulkner, husband and wife, by deed from Randall Welch and wife, Gladys Welch, dated 8/28/14 and recorded 09/3/14 in Instrument No. 20140903-0080199, in the Register's Office for Davidson County, Tennessee as corrected in Scrivener's Affidavit in Instrument No. 20141216-0114728, said Register's Office. **AND** being the same property conveyed to Jay T. Faulkner and Rachel L. Faulkner, husband and wife, by deed from Magness Group Inc., dated 8/28/14 and recorded 9/3/14 in Instrument No. 20140903-0080198, in the Register's Office for Davidson County, Tennessee. As corrected in Scrivener's Affidavit of record in Instrument No. 20141216-0114729, said Register's Office. **FURTHER** being the same property conveyed to Jay T. Faulkner and Rachel L. Faulkner, husband and wife, as Tenants by the entirety, by Quitclaim Deed from Jay T. Faulkner and Rachel L. Faulkner, husband and wife, dated 05/12/18 and recorded 05/26/15 of record in Instrument No. 20150526-0048106, in the Register's Office for Davidson County, Tennessee. As corrected by Correction Deed dated 01/05/16, and recorded 01/14/16, in Instrument No. 20160114-0003919, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easement of record in Instrument No. 20150309-0019857, said Register's Office.

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 (X) property, known as: **203 36th Ave N., Nashville, TN 37209**

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.

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Witnessed this the 29th day of April, 2016.

Jay T. Faulkner

Rachel L. Faulkner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jay T. Faulkner and Rachel L. Faulkner**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of April, 2016

My Commission expires 6/12/2017

Notary Public

PAULA M. VAN CUYK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 748,500.00

Affiant

Subscribed and Sworn to before me on this the 29th day of April, 2016

My Commission expires 10/18/2016

Notary Public

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SEAL

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