WARRANTY DEED

R-VRES-16-4304-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $636,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/9/2020

(AFFIX SEAL)

Ashley Ann Reiss State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael J. Streams and Jill Streams	Finworth Mortgage, LLC an Insbank Company	
(NAME) **4304 Wyoming Avenue**	(NAME) 2106 Crestmoor Road	**103-04-0N-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA S. BINKLEY AND CHRISTOPHER BINKLEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. STREAMS AND JILL STREAMS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. B of Homes at Wyoming, a P.U.D. Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at Wyoming of record in Instrument No. 20120718-0063191, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura S. Forbes and Christoper Binkley, both unmarried, as tenants in common with the right of survivorship by Warranty deed from Tennessee Regional Holding LLC, a Tennessee limited liability company as to a (50.0%) undivided interest and T Square Holdings LLC, a Tennessee limited liability company as to a (50.0%) undivided of record in Instrument No. 20130508-0046356 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 08, 2013. The said Laura S. Forbes having since married and now being known as Laura S. Binkley.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20120718-0063191, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4304 Wyoming Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/17/16 10:13 3 pgs
Fees:18.00 Taxes:2355.05
20160517-0049026

Witness my/our hand(s) this the 16th DAY OF MAY, 2016.

Laura S. Binkley

Christopher Binkley by Laura S. Binkley as Attorney in Fact

Christopher Binkley by Laura S. Binkley as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA S. BINKLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA S. BINKLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER BINKLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER BINKLEY.

Witness my hand and official seal, this the 16th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY