WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160044888 DEEDWARR
Recvd: 05/27/16 09:27 2 pgs
Fees: 13.00 Taxes: 684.50
20160527-0053502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of May 2016.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alex J. Lynn	Farmington Mortgage, a Division of CapStar Bank	136 06 0 112.00
(NAME)	(NAME)	
3505 Saxon Mist Court	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephen Bingman, a married man and wife, Brittany Bingman** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alex J. Lynn, an unmarried man**, 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 505, Section Seven-A, Priest Lake Park, as shown on plat of record in Plat Book 5200, Pages 107, 108 and 109 (erroneously referred to as Plat Book 5200, Page 107 in deeds of acquisition), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen Bingman, married by Warranty Deed from William H. Conger, in his individual capacity and in his capacity as Trustee of the William H. and Dorothy J. Conger, Family Trust, uad January 3, 2009 dated December 28, 2011 and recorded January 4, 2012 as Instrument No. 201201040000812, in said Register's Office for Davidson County, Tennessee.

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.

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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 3505 Saxon Mist Court, Nashville, TN 37217

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 25th day of May, 2016.

Stephen Bingman

Brittany Bingman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stephen Bingman and Brittany Bingman, the 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 25th of May, 2016.

Notary Public

My Commission Expires: 02/06/2017

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: HND-162855SSO