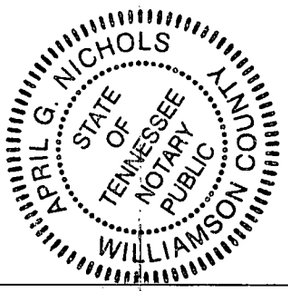
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2016

Notary Public

MY COMMISSION EXPIRES: 6-30-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Calvin Binkley and Nancy Binkley	SAME	34-5A-8
(NAME)	(NAME)	
403 Thomas Jefferson Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160806

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, RICHARD CLEMENT GURGANUS AND PATRICIA LANG GURGANUS**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CALVIN BINKLEY AND WIFE, NANCY BINKLEY**, 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 Unit No. 8, on the Plan of Monticello Manor, as of record in Book 6250, page 551, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Richard Clement Gurganus and Patricia Lang Gurganus, married by deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated July 13, 2009, of record in Instrument No. 20090715-0066149, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions and bylaws appearing of record in Deed Book 6643, Page 950, amended in Deed Book 7824, Page 91, Deed Book 11259, Page 994 and Instrument No. 20050228-0021548, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Sanitary Sewer Easements of record in Deed Book 3370, Page 148, Deed Book 3370, Page 156 and Deed Book 4530, Page 215, Register's Office for said County.

Subject to a Telecommunications Easement of record in Instrument No. 20140114-0003779, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 403 Thomas Jefferson Circle, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160056885 DEEDWARR
Recvd: 07/05/16 11:05 2 pgs
Fees:13.00 Taxes:333.00
20160705-0068301

Witness our hands this 30th day of June, 2016

Richard Clement Gurganus

Patricia Lang Gurganus

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard Clement Gurganus and Patricia Lang Gurganus, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY