BILL GARRETT, Davidson County
Trans: T20160066544 DEEDWARR
Recvd: 08/02/16 14:46 2 pgs
Fees: 13.00 Taxes: 895.40

20160802-0079844

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,000.00

B. Curry
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JULY, 2016.

Kristina Kaye Ditinno
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/24/18

KRISTINA KAYE DITINNO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2175B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Baker and Jeff Yeager	NEW OWNER	172-12-0B-088.00-CO
1225 Crestfield Drive		
Nashville, TN 37211-6886		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GEORGE BINGER AND GLORIA BINGER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH BAKER AND JEFFREY YEAGER, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 393 on the Plan of Section Six, Bradford Hills, of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 290, 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 George Binger and Gloria Binger, husband and wife by Warranty deed from Steven D. Townsend and Sheri D. Funderburg Townsend, husband and wife of record in Book 11053, page 901, Register's Office for Davidson County, Tennessee, dated July 29, 1998 and recorded on August 05, 1998..

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6 and as amended in Book 7900, Book 290, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170 as amended in Book 8374, Page 591, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Southern Bell Phone easement of record in Book 1113, Page 606 and 1318, Page 441, in the Register's Office for Davidson County, Tennessee.

Water Main easement of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.

Sewer line easement of record in Book 7690, Page 260 and Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.

Conveyance to HOA of common element of record in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8614, Page 874 and Book 8614, Page 959, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is property known as 1225 Crestfield Drive, Nashville, TN 37211-6886

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 29th day of July, 2016.

George Binger

George Binger

Gloria Binger

Gloria Binger

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, GEORGE BINGER AND GLORIA BINGER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2175B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027