BILL GARRETT, Davidson County
Trans:T20160085551 DEEDWARR
Recvd: 09/29/16 09:27 2 pgs
Fees:13.00 Taxes:240.50
20160929-0102605

WARRANTY DEED

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby J. Smith	Bobby J. Smith	05205000900
(NAME)	(NAME)	
1390 Bain Drive	1390 Bain Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY ALICE BINNION AND DONNA BINNION SMITH, AS CO-TRUSTEES OF THE RAY KENNETH BINNION FAMILY TRUST (created under Article VI of the Ray Kenneth Binnion Revocable Trust of January 5, 2000), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY J. SMITH, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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. 30 of Block "D" on the Revised Plan of Power and Roth's Madison Park Subdivision, a plan of which is of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the westerly side of Gallavista Avenue and extends back between parallel lines, 220 feet to a dead line.

Being the same property conveyed to the Ray Kenneth Binnion Revocable Trust by Quitclaim Deed dated April 19, 2000 from Ray K. Binnion, and recorded as Instrument No. 20000424-0041322, Register's Office for Davidson County, Tennessee. The Ray Kenneth Binnion Revocable Trust provides for the establishment of the Ray Kenneth Binnion Family Trust upon the death of Ray Kenneth Binnion, who died on October 5, 2015, with Mary Alice Binnion and Donna Binnion Smith being the Co-Trustees of said Trust. Further said Co-Trustees executed a Quitclaim Deed on March 21, 2016 which is of record as Instrument No. 20160328-0028974, Register's Office for Davidson County, Tennessee for the purpose of transferring the above described property to Mary Alice Binnion and Donna Binnion Smith, Co-Trustees of the Ray Kenneth Binnion Family Trust created under Article VI of the Ray Kenneth Binnion Revocable Trust of January 5, 2000.

unimproved ☐

This is improved ☑ property, known as 858 Gallavista Avenue, Madison, TN 37115

(House Number) (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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 28th 26th day of September, 2016.

Mary Alice Binnion, Co-Trustee of the Ray Kenneth Binnion Family Trust

Donna Binnion Smith, Co-Trustee of the Ray Kenneth Binnion Family Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*Kay Kenneth Binnion Family Trust

On this 27th 28th day of September, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Alice Binnion as Co-Trustee of the**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 26th day of September, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DONNA BINNION SMITH,** Co-Trustee of the Ray Kenneth Binnion Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act an deed.

WITNESS my hand and Notary seal at office the day and year above written.

My Commission Expires:
7-1-19

Notary Public

DAVID KNIELING STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

RETURN TO:
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115
File No.: 2016-0830
GRE TN Warranty Deed