BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170023867 DEEDWARR
Recvd: 03/21/17 11:11 2 pgs
Fees:13.00 Taxes:259.00
20170321-0027390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF March 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bayron E. Binkley, Jr.	New Owner	
(NAME)	(NAME)	
7102 Crossroads Blvd., #102		105-3 134
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHERYL E. GREEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAYRON E. BINKLEY, JR.**, 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 the southern part of Lot No. 405 in Maury and Claiborne Addition to Nashville, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County.

Said part of Lot 405 fronts 30 feet on the east side of Wharf Avenue and extends back between parallel lines and with the northerly line of Perkins Street 150 feet to an alley.

Being the same property conveyed to Cheryl E. Green by Quitclaim Deed from Vivian E. Gillam dated August 22, 2005 of record in Instrument No. 20050823-0100332, said Register's Office. Pearlie Robertson died on April 24, 1986 and Hester G. Collins died on October 13, 1995, both having had Life estates in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved x
This is improved _ property, known as 39 B Warf Ave., Nashville, TN 37210
(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 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, 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 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 this 20 day of March, 2017

Cheryl E Green
By J Gregory Hardeman

CHERYL E. GREEN, BY: J. GREGORY HARDEMAN,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of March, 2017, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Cheryl E. Green and acknowledged that he executed the same as the free act and deed of Cheryl E. Green.

Witness my hand and official seal at Nashville, Tennessee this 20th day of March, 2017.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

Tonya B Cherry

Notary Public