WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026489 DEEDWARR
Recvd: 03/29/17 13:07 2 pgs
Fees:13.00 Taxes:462.50

20170329-0030616

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March 2017

Notary Public

MY COMMISSION EXPIRES: 4/6/2018

(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roger D. Binkley	Roger D. Binkley	061-10-0-109.00
(NAME)	(NAME)	
1109 Sterlingshire Drive	1109 Sterlingshire Dr	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronald Jesse Binkley and Donald Joe Binkley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roger D. Binkley and Julie A. Binkley, as husband and wife,** 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 No. 2 on the Plan of Maplewood Heights, of record in Book 4885, Page 27 (which is a Re-subdivision of Lots 68, 69, 70, 71, 72, 97, 98, 99, 100 & 101 on prior plat of Maplewood Heights in Book 547, Pages 77 and 78), Register's Office for Davidson County, Tennessee. SAID Lot No. 2 fronts 70.00 feet on the westerly margin of Saunders Avenue and extends back between parallel lines 300 feet to a dead line in the rear.

BEING the same property conveyed to Ronald Jesse Binkley and Donald Joe Binkley by Executor's Deed from Ronald Jesse Binkley, Executor of the Estate of Charles R. Binkley, deceased, dated 6/21/16 and recorded 6/24/16 in Instrument Number 20160624-0064905, Register's Office for Davidson County, Tennessee; and the same property previously conveyed to Charles R. Binkley, unmarried, by Warranty Deed from Haynie L. Shirley and wife, Becky Shirley, dated 3/21/85 and recorded 3/25/85 in Book 6516, Page 651, Register's Office for Davidson County, Tennessee. The said Charles R. Binkley died testate on 1/12/16, and pursuant to Letter of Administration filed 3/10/16 in Docket No. 16P332 in the Probate Court for Davidson County, Tennessee, Ronald Jesse Binkley was appointed as Executor.

unimproved ☐

This is improved ☑ property, known as 3854 Saunders Avenue, Nashville, TN 37216
(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/our hands this 15th day of March, 2017.

Ronald Jesse Binkley

Donald Joe Binkley
by: Ronald Jesse Binkley, as his attorney in fact

State of Tennessee
County of Sumner

Personally appeared before me Ronald Jesse Binkley with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of March, 2017.

Notary Public Janet Adams
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ronald Jesse Binkley as attorney in fact for Donald Joe Binkley with whom I am personally acquainted and who upon his oath acknowledged himself to be the attorney in fact for Donald Joe Binkley and as his attorney in fact executed foregoing instrument for the purposes therein contained by signing the name Donald Joe Binkley as his attorney in fact with full power and authority so to do.

Witness my hand and official seal on 24th day of March, 2017.

Notary Public
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018