WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MARCH, 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES 03.03.20

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8844 SANDERS JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephen Edward Sanders and Phyllis Ann Sanders, and Chesley Hall Edwards	New Owner	092110A00200CO
329 21ST AVE N UNIT 2		
Nashville, TN 37203		

FOR AND IN 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 ACKNOWLEDGE, WE,

MARK F. BINKLEY, AND JOLENE BINKLEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN EDWARD SANDERS, AND WIFE, PHYLLIS ANN SANDERS, A ONE-HALF (½) UNDIVIDED INTEREST, AND CHESLEY HALL EDWARDS, A ONE-HALF (½) UNDIVIDED INTEREST

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 2 in the Lindsley Square Condominium, a Horizontal Property Regime, located at 329 21st Avenue North, Nashville, Davidson County, Tennessee, as shown on the plan of Lindsley Square Condominium, of record in Book 5200, Page 542, Register's Office for Davidson County, Tennessee, and described in a Master Deed, of record in Book 6075, Page 974, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the same property conveyed to Mark F. Binkley and Jolene Binkley, husband and wife by Warranty Deed from Herbert Victor Braren, recorded on the 16th day of January, 2014 in Instrument No. 20140116-0004642, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINDSLEY SQUARE CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 542, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Matters shown on the Plan recorded in Book 161, Page 126, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170026536 DEEDWARR
Recvd: 03/29/17 14:18 2 pgs
Fees:13.00 Taxes:1517.00
20170329-0030677

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LINDSLEY SQUARE CONDOMINIUM of record in Book 6075, Page 974, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Charter of Lindsley Square Condominium Association, recorded in Book 6470, Page 307, Register's Office for Davidson County, Tennessee.

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.

This is improved property known as 329 21ST AVE N UNIT 2, Nashville, TN 37203

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 our hand on the 28th day of March, 2017.

Mark F. Binkley

Jolene Binkley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARK F. BINKLEY AND JOLENE BINKLEY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of March, 2017.

Notary Public

My Commission Expires: 3/15/20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

File #: 17-8844 SANDERS JV L