BILL GARRETT, Davidson County
Trans:T20170036340 DEEDWARR
Recvd: 05/01/17 10:21 2 pgs
Fees:13.00 Taxes:499.50
20170501-0042312

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Wesley W. & Randi E. Binkley
2836 Galesburg
Nashville, TN 37217

SEND TAX BILL TO:
95 Abbey Road
Lebanon, TN 37090

MAP/PARCEL 150-05-0-221.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Susan H. Meadows, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Wesley W. Binkley and wife, Randi E. Binkley, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 691 on the Plan of Section 17, Edge-O-Lake Estates of record in Plat Book 4460, Page 44, 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 Henry Meadows, III and Susan H. Meadows, husband and wife, as joint tenants by Quitclaim deed from William Henry Meadows, III Susan H. Meadows a/k/a Lili Susan Meadows, husband and wife of record in Instrument No. 20050812-0095628 Register's Office for Davidson County, Tennessee, dated August 04, 2005 and recorded on August 12, 2005. Henry Meadows, III, having since died on November 20, 2007 **, said property vested to Susan H. Meadows by operation of law as the surviving tenant of the entireties.**

This is improved property known as: **2836 Galesburg, Nashville, Tennessee 37217.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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. Possession to be given 28th day of April 2017.

WITNESS MY HAND on this the 28th day of April 2017

Susan H. Meadows

Susan H. Meadows

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Susan H. Meadows,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of April 2017.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$1~~35,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of April 2017.

NOTARY PUBLIC

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

My Commission Expires: _____

File No: 170220