THIS INSTRUMENT WAS PREPARED BY:

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BILL GARRETT, Davidson County
Trans:T20170051573 DEEDWARR
Recvd: 06/16/17 10:24 4 pgs
Fees:23.00 Taxes:207.57
20170616-0060580

ADDRESS NEW OWNER(S):

KIMBERLY MICHELLE BINKLEY and husband,
JEFFREY SETH BINKLEY
3100 BEARWALLOW ROAD
ASHLAND CITY, TENNESSEE 37015

SEND TAX BILLS TO:
Same **MAP/PARCEL #: 046-0000-2000**

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, DENNIS L. FISHER and wife, BEVERLY J. FISHER**, hereinafter called the Grantor(s), its successors, has bargained and sold, and by these presents does hereby **CONVEY, TRANSFER, REMISE, RELEASE, AND RELINQUISH** unto **KIMBERLY MICHELLE BINKLEY, and husband, JEFFREY SETH BINKLEY,** with a reservation of a life estate in and to the property for the benefit of **BEVERLY J. FISHER,** the Grantee(s) herein, its successors and assigns, certain tracts or parcels of land located in **Davidson County**, State of Tennessee, described as follows:

BEGINNING AT AN IRON PIN IN THE NORTHWEST MARGIN OF BULL RUN ROAD SAID PIN LYING IN THE SOUTHWEST LINE OF THE PROPERTY CONVEYED TO WAYNE FISHER AND WIFE, BY DEED FROM J.L. GALLAHER AS OF RECORD IN BOOK: 3308, PAGE: 184, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH FISHERS SOUTHWEST LINE NORTH 26 DEGREEES 15 MINUTES WEST 400 FEET TO AN IRON PIN AT FISCHER'S WEST CORNER; THENCE SOUTH 63 DEGREES 45 MINUTES WEST 226 FEET TO AN IRON PIN; THENCE SOUTH 26 DEGREES 15 MINUTES EAST 404.1 FEET TO AN IRON PIN IN THE NORTHWEST MARGIN OF SAID ROAD; THENCE WITH THE NORTHWEST MARGIN OF SAID ROAD NORTH 62 DEGREES 42 MINUTES EAST 226 FEET TO THE BEGINNING, CONTAINING 2.2 ACRES MORE OR LESS.

BEING the same land conveyed to Dennis L. Fisher and wife, Beverly J. Fisher from U.S. Bank national Association as Trustee via Special Warranty Deed as recorded under instrument number: 20130219-0016045 in Register of Deeds Office of Davidson County in Nashville, Tennessee on February 19, 2013.

This improved property known as: 4726 Bull Run Road, Ashland City, Tennessee 37015

This conveyance is subject to the liens of 2017 Davidson County land taxeswhich have been prorated and payment of which is assumed by Grantee(s) herein, to all roads, easements, set back lines, restrictions, notations and all restrictions of record, and all applicable government and zoning regulations.

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(s), its successors and assigns, forever; and it does covenant with the said Grantee(s) that they are lawfully seized and possessed of said land in fee simple; has good right to convey it; and the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind ourselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee(s), their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witnessed, Grantor has caused this instrument to be executed on this 17 day of February 2017.

Dennis L Fisher

DENNIS L. FISHER, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **DENNIS L. FISHER,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** being authorized to executed the within instrument for the purpose therein contained.

Witness my hand and official seal at **111 Sycamore Street, Ashland City, Tennessee 37015**, this the 17 day of February 2017.

Maria C. Binkley
Notary Public

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 11/21/2020

In witnessed, Grantor has caused this instrument to be executed on this 17 day of February 2017.

Beverly J. Fisher
BEVERLY J. FISHER, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **BEVERLY J. FISHER,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** being authorized to executed the within instrument for the purpose therein contained.

Witness my hand and official seal at **111 Sycamore Street, Ashland City, Tennessee 37015**, this the 17 day of February 2017.

Maria C. Binkley
Notary Public

MARIA C. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 11/21/2020

STATE OF TENNESSEE)
COUNTY OF Cheatham)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **FIFTY - SIX THOUSAND AND NINETY NINE DOLLARS ($56,099.00).**

Kimberly Michelle Binkley
KIMBERLY MICHELLE BINKLEY

Jeffrey Seth Binkley
JEFFREY SETH BINKLEY

Sworn to and subscribed before me, this 17 day of February 2017.

Maria C. Bumpley

Notary Public

My Commission Expires: 11/21/2020

