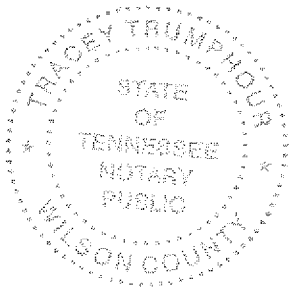
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Binns	Peoples Home Equity	075-04-0-062.00
(NAME)	(NAME)	
4715 Trenton Drive	5205 Maryland Way, Ste 100	Davidson County DEEDWARR Recvd: 06/19/17 13:54 3 pgs Fees:18.00 Taxes:777.00 **20170619-0061342**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ricardo Rios, Trustee of the Horacio M. Rios Revocable Living Trust u/a/d April 1, 2002**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **James A. Binns, a married man**, hereinafter called the GRANTEE(S), 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 all of Lot No. 324 on the Plan of Section Five, Tulip Grove, of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The said Haracio M. Rios died intestate on 06/04/2016, leaving the said Ricardo Enrique Rios, Trustee of the Haracio M. Rios Revocalbe Living Trust Agreement dated 04/01/2002 as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

All matters shown on the plat of record in Plat Book 4175, Page 71, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4349, Page 112, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4367, Page 936, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4715 Trenton Drive, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of June, 2017.

RICARDO RIOS, TRUSTEE OF THE HORACIO M. RIOS REVOCABLE LIVING TRUST U/A/D APRIL 1, 2002

Trustee

Ricardo Rios
Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricardo Rios with whom I am personally acquainted and who proved himself to be the Trustee of The Horacio M. Rios Revocable Living Trust U/A/D April 1, 2002, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

