RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans: T20170067863 DEEDWARR
Recvd: 08/07/17 10:45 2 pgs
Fees: 13.00 Taxes: 333.00
20170807-0080407

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

STEVEN P. [illegible] NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby J. Smith	Bobby J. Smith	03409006600
(NAME)	(NAME)	
1390 Bain Drive	1390 Bain Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Alice Binnion and Donna Binnion Smith, as Co-Trustees of the Ray Kenneth Binnion Family Trust (created under Article VI of the Ray Kenneth Binnion Revocable Trust of January 5, 2000), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby J. Smith, unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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. 88 on the Plan of Gateway, Section I, of record in Book 3300, Pages 39-40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to the Ray Kenneth Binnion Revocable Trust by Quitclaim Deed dated April 19, 2000 from Ray K. Binnion and recorded as Instrument No. 20000424-0041322, Register's Office for Davidson County, Tennessee. The Ray Kenneth Binnion Revocable Trust provides for the establishment of the Ray Kenneth Binnion Family Trust upon the death of Ray Kenneth Binnion, who died on October 5, 2015, with Mary Alice Binnion and Donna Binnion Smith being the Co-Trustees of said Trust. Further said Co-Trustees executed a Quitclaim Deed on March 21, 2016 which is of record as Instrument No. 20160328-0028972, Register's Office for Davidson County, Tennessee for the purpose of transferring the above described property to Mary Alice Binnion and Donna Binnion Smith, Co-Trustees of the Ray Kenneth Binnion Family Trust created under Article VI of the Ray Kenneth Binnion Revocable Trust of January 5, 2000.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF GATEWAY, SECTION 1, OF RECORD IN BOOK 3300, PAGES 39-40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*****This is NOT the principal residence of the Grantors named herein*****

unimproved ☐

This is improved ☑ property, known as 209 Monticello Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2017-1141
GRE TN Warranty Deed

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hands this 31st day of July, 2017.

Mary Alice Binnion, Co-Trustee of the Ray Kenneth Binnion Family Trust

Donna Binnion Smith, Co-Trustee of the Ray Kenneth Binnion Family Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Alice Binnion**, Co-Trustee * with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. * of The Ray Kenneth Binnion Family Trust

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 11-5-19

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 27th day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DONNA BINNION SMITH,** Co-Trustee of the Ray Kenneth Binnion Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act an deed.

WITNESS my hand and Notary seal at office the day and year above written.

My Commission Expires: 03/23/21

Notary Public

RYAN JOSEPH GOOD
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115