BILL GARRETT, Davidson County
Trans:T20170073931 DEEDWARR
Recvd: 08/24/17 12:36 2 pgs
Fees:13.00 Taxes:429.20
20170824-0087131

WARRANTY DEED

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

DELLINGER-H17200

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th DAY OF August, 2017.

(Affix Seal) Notary Public

My Commission Expires: 07/21/2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michelle Dellinger, an unmarried woman	Mortgage Investors Group	051.04-0-055.00
913 Gibson Drive	8320 E. Walker Springs Lane, Suite 200	
Madison, TN 37115	Knoxville, TN 37923	

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 consideration, the receipt of which is hereby acknowledged, I/we, ROSE A. BINKLEY AND BOBBY K. BINKLEY, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHELLE DELLINGER, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 76 on the Plan of Stratton Heights of record in Plat Book 1835, Page 13, 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 Rose A. Shearon, an unmarried woman and Bobby K. Binkley, an unmarried man by deed from Daniel J. Serrano and wife, Debbie A. Serrano of record at Book 200805020045089, recorded on 05/02/2008, Register's Office for Davidson County, Tennessee.

Rose A. Shearon n/k/a Rose A. Binkley and married to Bobby K. Binkley

( ) unimproved
This is (X) improved property known as 913 Gibson Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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 my/our hand(s) this 18th day of August, 2017 :

Rose A. Binkley

Bobby K. Binkley

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named ROSE A. BINKLEY AND BOBBY K. BINKLEY, WIFE AND HUSBAND, the bargainor(s), with whom I am personally acquainted or proved to me 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 Sumner County, Tennessee, this 18th day of August, 2017.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019