WARRANTY DEED

Bill Garrett Davidson County
Batch# 1213 DEEDWARR
09/15/2017 10:50:46 AM 2 pgs
Fees: $13.00 Taxes: $508.75

20170915-0094496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Friends of the Warner Parks, Inc.	New Owner	
(NAME)	(NAME)	143-18
50 Vaughn Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAROLYN LEE BINKLEY, EXECUTRIX OF THE ESTATE OF BEULAH LOUISE STARKEY BINKLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRIENDS OF THE WARNER PARKS, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 9th Civil District of Davidson County, Tennessee, on or near State Highway No. 100 and west of the corporate limits of the city of Belle Meade, and more particularly bound as follows:

Begininning at a stake at the corner of the fence in the West or South margin of the Nashville, Chattanooga & St. Louis Railroad Company's right of way, and on or near the North or West side of a branch, at or near the S.E. corner of the tract of land now owned by said James Banks Binkly, and of which this lot is a part; runs thence in a Northern and Western direction with said railroad right of way, Binkley's line, and parallel with and 25 feet from the center line of the track, 210 feet to a stake staning South of and near a roadway across said railroad right of way on to the Binkley lot, and at the end of a cross fence; thence in a Southern and Eastern direction with said cross fence 104 feet to a corner of the fence near the branch; thence in a Southern and Eastern direction with the present fence and near said branch 250 feet to the point of beginning, containing one half acre, more or less, and being the Western portion of the James Banks Binkley lot of about 2 1/2 acres.

Being the same property conveyed to Beulah Louise Starkey Binkley by Warranty Deed from James L. Binkley dated November 7, 1959 of record in Book 3000, page 269, said Register's Office. Beulah Louise Starkey Binkley, widow died on February 20, 2016 leaving a Last Will and Testament that was probated in Docket No. P8581, in the Chancery Court for Williamson County, Tennessee. Carolyn Lee Binkley was appointed to serve as Executrix of the Estate, and the real property, which includes the subject property, was to be administered as part of the Probate Estate with the power to sell.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 7166 Highway 100, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14 day of September, 2017

THE ESTATE OF BEULAH LOUISE STARKEY BINKLEY

BY: Carolyn Lee Binkley

CAROLYN LEE BINKLEY, EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Carolyn Lee Binkley with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of The estate of Beulah Louise Starkey Binkley, and who further acknowledged that she is authorized to execute the within instrument as Executrix of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 14 day of September, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public