WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2017.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

P-BR-17-913A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth J. Biner and Cynthia A. Biner	~~New Owner~~ c/o MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	
913 A Cahal Ave	STE 200 8320 EAST WALKER SPRINGS LANE	72-9-4D-1.00CC
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	KNOXVILLE, TN 37923	
(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( ), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NELSON ANDREW BECK, A MARRIED MAN, AND ROBERT PULLEN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH BINER AND CYNTHIA BINER, HUSBAND AND WIFE, AND EMILY RENEE BINER, AN UMARRIED WOMAN,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: * AKA JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP sm

Land in Davidson County, Tennessee, being Unit 913A, Homes at 913 Cahal Avenue, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160920-0099112, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Nelson Andrew Beck and Robert Pullen by Quitclaim Deed from Nelson Andrew Beck, a married man, recorded October 13, 2016 in Instrument No. 20161013-0108582 and further being part of the same property conveyed to Nelson Andrew Beck by Warranty Deed from Herman L. Black and Phaedra Black, husband and wife, recorded July 25, 2016 in Instrument No. 20160725-0076540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20160920-0099112.
- Charter of Homeowner's Association of record in Instrument No. 20160920-0099111, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

****The above described property was never lived in as the above Grantors marital residence.**

This is **improved** property known as: **913 A Cahal Ave, Nashville, Tennessee 37206**.

Bill Garrett Davidson County
Batch# 2406 **DEEDWARR**
09/19/2017 03:34:58 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20170919-0096082

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), their heirs and 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), 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 the 15 DAY OF SEPTEMBER, 2017.

Nelson Andrew Beck

Robert Pullen by John Gleaves as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELSON ANDREW BECK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT PULLEN, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT PULLEN.

Witness my hand and official seal, this the 15th of September, 2017.

Notary Public
My Commission Expires: 12-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212