WARRANTY DEED

Bill Garrett Davidson County
Batch# 8478 DEEDWARR
10/04/2017 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20171004-0101841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of September, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Divya Dharshinee Mavalli	Divya Dharshinee Mavalli	108 07 0B 048.00
(NAME)	(NAME)	
149 N. Timber Dr.	1758 Stoneleaf Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94582	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Odell Binkley, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Divya Dharshinee Mavalli**, 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:

Being Certain interest in land in Davidson County, Tennessee, described as Unit No. 48-C of Timber Lake Condominium created under Title 66, Section 101, et. seq., as amended) Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, and Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit "A-1" of said set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Odell Binkley, Jr. by Warranty Deed from James Smith, an unmarried man dated June 16, 2015 and recorded June 17, 2015 as Instrument No. 201506170057775, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Odell Binkley, Jr., a 60% undivided interest, and Kimberley Britton, a 40% undivided interest, with Rights of Survivorship, and not as tenants in common by Quit Claim Deed from Odell Binkley, Jr. dated June 22, 2015 and recorded June 25, 2015 as Instrument No. 201506250061451, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Odell Binkley, Jr. by Quit Claim Deed from Kimberley Britton dated June 7, 2017 and recorded June 9, 2017 as Instrument No. 201706090058246, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 149 N. Timber Dr., Nashville, TN 37214

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, has 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 our hands this 28 day of September 2017

Odell Binkley, Jr.

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Odell Binkley, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2017.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File Number: FND-176592SSO

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

