G#30444-8
(G#30392-2)

Box 14

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 54788 DEEDWARR
02/05/2018 09:15:21 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20180205-0011168

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2018.

Anna Agee
Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Zachary Bingham and James Bingham** | **Farmington Mortgage, a division of CapStar Bank** | **117030A09200CO** |
| **3000 Hillsboro Pike #92** | **2002 Richard Jones Road, Suite 300A** | |
| **Nashville, TN 37215** | **Nashville, TN 37215** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Karen M. Graham, Trustee of the Karen Graham Family Trust under Agreement dated August 2, 2016**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Zachary Bingham, an unmarried man, as to an undivided 50% interest, and James Bingham, a married man, as to an undivided 50% interest, as joint tenants with right of survivorship**

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:

**LAND in Davidson County, Tennessee, being Unit No. 92 as shown on the Plat of Versailles Apartments, Condominium Apartments, of record in Plat Book 5050, Page 80, and Surveyor's Certificate of Correction in Book 5171, Page 153, said Register's Office to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, Page 944, amended in Book 7770, Page 955, and Book 8434, Page 719, and By-Laws of record in Book 5168, Page 961, amended in Book 5589, Page 367, in Book 5659, Page 641, and re-recorded in Book 5667, Page 375, Register's Office of Davidson County, Tennessee.**

**BEING all of the same property conveyed to Karen M. Graham, an unmarried woman, by Warranty Deed dated February 16, 2016, from The Estate of Mary Lucille Coulter, of record in Instrument No. 20160218-0015234, Register's Office for Davidson County, Tennessee, and further conveyed to Karen M. Graham, Trustee of the Karen Graham Family Trust, dated August 2, 2016, and any amendments thereto, by Quitclaim Deed dated August 15, 2016, from Karen M. Graham, of record in Instrument No. 20160830-0090640, said Register's Office.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Plat Book 5050, Page 80, and Surveyor's Certificate of Correction in Book 5171, Page 153, Register's Office for Davidson County, Tennessee;**

**2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer,**

**water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Versailles Townhomes Homeowners Association of record aforementioned;**

**3) Charter of Versailles Townhomes Homeowners' Association, Inc. of record in Book 5179, Page 858, said Register's Office;**

**4) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20171127-0120858, said Register's Office; and,**

**5) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.**

This is improved property, known as: **3000 Hillsboro Pike #92, Nashville, TN 37215**.

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 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/our hand(s) this **2nd** day of **February, 2018.**

Karen M. Graham Trustee

**Karen M. Graham, Trustee of the Karen Graham Family Trust under Agreement dated August 2, 2016**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Karen M. Graham, Trustee of the Karen Graham Family Trust under Agreement dated August 2, 2016,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **February, 2018.**

**Notary Public**

**My Commission Expires:** 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY