BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415669** Bill Garrett Davidson County Batch# 86224 DEEDWARR 04/30/2018 11:34:54 AM 2 pgs Fees: $13.00 Taxes: $2,042.14 20180430-0040373	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $551,930.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Joe Brennon and Marcy Ruthann Binkley 1704 Castleman Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-07-0C-006.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin B. Peel, Jr and Cinthia T. Peel, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joe B. Binkley and Marcy R. Binkley, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on Lot 6 as shown on Exhibit C to the Master Deed for Square Acres of record in Book 6494, page 41, Register' s Office for Davidson County, Tennessee, including an undivided interest in the common elements set forth in said Master Deed, having originally been part of Lot No. 6 on the Plan of Square Acres of record in Plat Book 5800, page 122, Register' s Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to EDWIN B. PEEL JR. and wife, CINTHIA T. PEEL, by deed from RUTH G. ZIBART, of record in Instrument No. 20050616-0069093, dated June 13, 2005, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-07-0C-006.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5800, page 112, said Register's Office.

Master Deed of record in Book 6494, page 41 amended in Instrument No. 20160427-0041095, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 219, said Register's Office.

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

This is improved property located at 1704 Castleman Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2018.

Edwin B. Peel, Jr

Cinthia T. Peel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edwin B. Peel, Jr and Cinthia T. Peel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2018.

Notary Public

My Commission Expires: _____

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BER 10, 2018