WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

Bill Garrett Davidson County
Batch# 89101 **DEEDWARR**
05/07/2018 09:50:27 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20180507-0043267

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of May, 2018.

DEANNA D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/27/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James F. Gilmore and Suzanna D. Gilmore	703 Loretta Drive	106 07 0 005.01
(NAME)	(NAME) James F. Gilmore Suzanna D. Gilmore	
708 Poplar Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Two Thousand And No/100 Dollars ($252,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kenneth Dean Binkley and wife, Shirley Ann Binkley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James F. Gilmore and Suzanna D. Gilmore, husband and wife** 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 Lot No. 20 in the W.B Baird Subdivision of Oakland, the plan of which is of record in Book 332, Page 120, Register's Office for said County.

Said Lot No. 20 fronts 100 feet on the westerly side of Maplewood Land and extends back between parallel lines, with the north margin of Poplar Avenue 165 feet to the rear line of Lot No. 14.

Being the same lands conveyed to Kenneth Dean Binkley and spouse, Shirley Ann Binkley from James M. McFarlin by Warranty Deed dated September 10, 2010 and recorded September 15, 2010 as Instrument No. 20100915-0073440, in said Register's Office for Davidson County, Tennessee.

Further known as: 708 Poplar Avenue, Nashville, TN 37210
Parcel Id(s): 106 07 0 005.01

File Number: 1804-0255

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 708 Poplar Avenue, Nashville, TN 37210

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 3 day of May, 2018

Kenneth Dean Binkley

Shirley Ann Binkley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kenneth Dean Binkley and wife, Shirley Ann Binkley, 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 3rd of May, 2018.

Notary Public

My Commission Expires: 5/27/20

(SEAL)

DEANNA D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DEKALB
My Comm. Expires May 27, 2020

File Number: 1804-0255