Bill Garrett Davidson County
Batch# 119578 DEEDWARR
07/24/2018 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20180724-0071967

SolmonParks File No. 18-001250-528

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $295,000.00. ENRIQUE O IRIARTE Affiant Subscribed and sworn to before me, this 20th day of July, 2018. Notary Public My commission expires: 10-20-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Enrique Iriarte	OHORONILL MORTGAGE CORP.	**174 11 0B 063.00 CO**
6236 Suzy Drive	701 OLD NICKOLY BLVD, SUITE 400	
Antioch, TN 37013	GREENWOOD, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Allison A. Binkley and Michael L. Binkley, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Enrique O. Iriarte, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of FINAL PLAT OF THE GROVE AT CANE RIDGE, PHASE THREE, as shown by plat of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Allison A. Binkley and Michael L. Binkley, wife and husband, by Warranty Deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, of record in Instrument No. 20140723-0065414, in the Register's Office of Davidson County, Tennessee.

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This is improved property known as **6236 Suzy Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of July, 2018.

Allison A. Binkley

Michael L. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Allison A. Binkley and Michael L. Binkley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of July, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001250-528

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True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

