Bill Garrett
Batch# 132449
08/24/2018 08:25:16 AM
Fees: $33.00 Taxes: $1,627.88

Davidson County
DEEDWARR
6 pgs

20180824-0083884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,967.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeff Zimmerle and Sonja Zimmerle	new owner	
(NAME)	(NAME)	
0 Union Hill Road (Tract #2 & #3)	2201 Gallop Lane	01600002200, 01600005400
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **EDWARD PAUL BINKLEY, CHRIS BINKLEY, CHERYL MCGUIRE, ADA PAULETTE SPENCER, MARK BRACHEY, BARBARA RUTH JONES, TURNER BINKLEY, JR., AND LOUISE BINKLEY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JEFFREY A. ZIMMERLE AND SONJA ZIMMERLE, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

See attached Exhibit A

Being a portion of the same property conveyed to W. Turney Binkley and wife, Esther Binkley by Warranty Deed creating a tenancy by the entirety from W. Turney Binkley and wife, Esther Binkley of record in Book 1132, Page 51, Register's Office for Davidson County, Tennessee, dated April 13, 1940 and recorded on April 15, 1940.

Being a portion of the same property conveyed to W.T. Binkley by Deed of record in Book 737, Page 500, Register's Office for Davidson County, Tennessee, dated July 28, 1930 and recorded July 28, 1930. Being also known as 2189 and 0 Union Hill Road Goodlettsville, TN 37072.

W. Turney Binkley and Esther G. Binkley both since deceased and Probate recorded in Minute Book 285, Page 757, Davidson County, Tennessee.

Evidenced by Affidavit of Heirship dated 7/12/18 and recorded 8-24-18 in Instrument No. 20180824-0083882 and Affidavit of Heirship dated 7/12/18 and recorded 20180824-0083883 in Instrument No. 20180824-0083883, both in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Application for Greenbelt Assessment of record in Book 8843, Page 504 and 505, in the Register's Office for Davidson County, Tennessee.
- 15 foot Ingress and Egress Easement of record in Book 3765, Page 63 and Book 5719, Page 43, in the Register's Office for Davidson County, Tennessee.
- Right of Way Deed to Davidson Co. of record in Book 2454, Page 563, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **0 Union Hill Road (Tract #2 & #3), Goodlettsville, Tennessee 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28 DAY OF JUNE, 2018.

Edward Paul Binkley
Edward Paul Binkley

Chris Binkley
Chris Binkley

Cheryl McGuire
Cheryl Mcguire

Ada Paulette Spencer
Ada Paulette Spencer

Mark Brachey
Mark Brachey

Barbara Ruth Jones
Barbara Ruth Jones

Turner Binkley, Jr.
Turner Binkley, Jr.

Louise Binkley
Louise Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD PAUL BINKLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of June, 2018.

Charles Robert Montgomery
Notary Public

My Commission Expires: 8-16-2020
(SEAL)

CHARLES ROBERT MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS BINKLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of June, 2018.

Charles Robert Montgomery
Notary Public

My Commission Expires: 8-16-2020
(SEAL)

CHARLES ROBERT MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF VAN Buren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL MCGUIRE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of June, 2018.

Charles Robert Montgomery
Notary Public

My Commission Expires: 8-16-2020
(SEAL)

CHARLES ROBERT MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

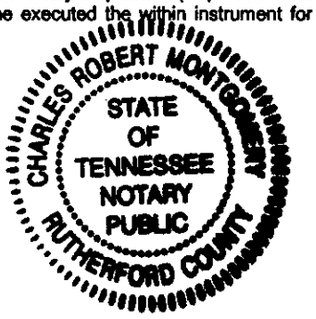
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADA PAULETTE SPENCER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of June, 2018.

Charles Robert Montgomery
Notary Public

My Commission Expires: 8-16-2020
(SEAL)



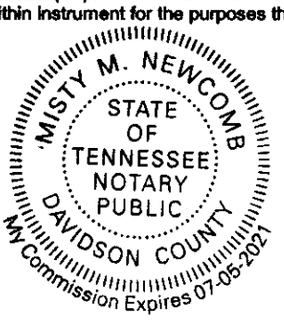
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK BRACHEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and LOUISE BINKLEY

Witness my hand and official seal, this the 27 of June, 2018.

Notary Public

My Commission Expires: 7/5/21
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA RUTH JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of June, 2018.

Charles Robert Montgomery
Notary Public

My Commission Expires: 8-16-2020
(SEAL)



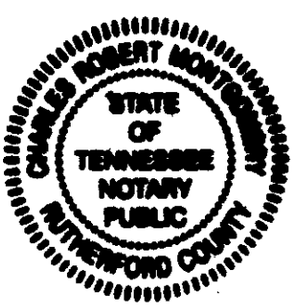
STATE OF TENNESSEE
COUNTY OF Van Buren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TURNER BINKLEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of June, 2018.

Charles Robert Montgomery
Notary Public

My Commission Expires: 8-16-2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT A

Parcel 1

BEING A PARCEL OF LAND SITUATED IN GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 054.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 016-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE SOUTHERLY MARGIN OF UNION HILL ROAD AT THE NORTHEAST CORNER OF THE TURNER G. BINKLEY AND DELLA LOUISE BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 3610, PAGE 553 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD THE FOLLOWING THREE (3) COURSES:

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°36'56", A RADIUS OF 451.52', AN ARC LENGTH OF 209.74', A CHORD BEARING OF S26°47'04"E, AND A CHORD LENGTH OF 207.86' TO A POINT;

THENCE, S13°28'36"E, 192.28' TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°04'25", A RADIUS OF 871.74', AN ARC LENGTH OF 107.62', A CHORD BEARING OF S17°00'49"E, AND A CHORD LENGTH OF 107.55' TO AN IRON ROD (SET), SAID IRON ROD (SET) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH NEW LINES SEVERING THE W. T. BINKLEY, ET AL PROPERTY AS OF RECORD IN DEED BOOK 737, PAGE 499, (R.O.D.C., TN), THE FOLLOWING THREE (3) COURSES:

THENCE, S57°54'46"W, 107.90' TO AN IRON ROD (SET);

THENCE, S64°40'56"W, 160.78' TO AN IRON ROD (SET);

THENCE, S15°23'25"W, 703.11' TO AN IRON ROD (SET) IN THE NORTHERLY LINE OF THE FRANCIS WILLIAM GRAY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130513-0047896, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY LINE OF THE FRANCIS WILLIAM GRAY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130513-0047896, (R.O.D.C., TN), N83°09'39"W, 121.00' TO AN IRON ROD (SET), SAID IRON ROD (SET) BEING THE SOUTHEAST CORNER OF THE TURNER G. BINKLEY AND LOUISE D. BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 5636, PAGE 461, (R.O.D.C., TN), AND SAID IRON ROD (SET) BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE EASTERLY LINE OF THE TURNER G. BINKLEY AND LOUISE D. BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 5636, PAGE 461, (R.O.D.C., TN) AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWO (2) COURSES:

THENCE, N08°54'43"E, 189.00' TO AN AXLE (FOUND);

THENCE, N07°38'00"E, 936.15' TO A POINT, SAID POINT BEING N50°28'03"W, 1.36' FROM A WITNESS PIN (SET), SAID POINT BEING THE SOUTHERLY CORNER OF THE TURNER G. BINKLEY AND DELLA LOUISE BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 3610, PAGE 553, (R.O.D.C., TN);

THENCE, WITH THE SOUTHERLY LINE OF THE TURNER G. BINKLEY AND DELLA LOUISE BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 3610, PAGE 553, (R.O.D.C., TN), N55°38'00"E, 266.41' TO THE POINT OF BEGINNING.

CONTAINING 6.81 ACRES, MORE OR LESS.

Parcel 2

BEING A PARCEL OF LAND SITUATED IN GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 022.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 016-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE NORTHERLY MARGIN OF UNION HILL ROAD AT THE SOUTHWEST CORNER OF THE HUGH L. BINKLEY AND MARTHA C. BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 5008, PAGE 934 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY MARGIN OF UNION HILL ROAD THE FOLLOWING THREE (3) COURSES:

THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°26'01", A RADIUS OF 821.74', AN ARC LENGTH OF 149.64', A CHORD BEARING OF N18°41'37"W, AND A CHORD LENGTH OF 149.43' TO A POINT;

THENCE, N13°28'36"W, 192.28' TO A POINT;

THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°28'35", A RADIUS OF 501.52', AN ARC LENGTH OF 91.70', A CHORD BEARING OF N18°42'54"W, AND A CHORD LENGTH OF 91.57' TO AN IRON ROD (SET) AT THE SOUTHEAST CORNER OF THE CHARLES E. SPENCER, JR. AND ADA PAULETTE SPENCER PROPERTY AS OF RECORD IN DEED BOOK 5456, PAGE 519, (R.O.D.C., TN);

THENCE, WITH THE EASTERLY LINE OF THE CHARLES E. SPENCER, JR. AND ADA PAULETTE SPENCER PROPERTY AS OF RECORD IN DEED BOOK 5456, PAGE 519, (R.O.D.C., TN), N31°57'38"E, 288.73' TO AN IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE CHARLES E. SPENCER, JR. AND ADA PAULETTE SPENCER PROPERTY AS OF RECORD IN DEED BOOK 5456, PAGE 519, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE CHARLES E. SPENCER, JR. AND ADA PAULETTE SPENCER PROPERTY AS OF RECORD IN DEED BOOK 5456, PAGE 519, (R.O.D.C., TN) AND THE NORTHERLY LINE OF THE EDWARD PAUL BINKLEY AND SARAH BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 3970, PAGE 288 AND DEED BOOK 5742, PAGE 653, (R.O.D.C., TN), N62°21'05"W, 468.72' TO AN IRON ROD (SET) IN THE EASTERLY LINE OF THE EDWARD P. BINKLEY AND SARAH F. BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 5636, PAGE 458, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE NORTHWEST CORNER OF THE EDWARD PAUL BINKLEY AND SARAH BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 3970, PAGE 288 AND DEED BOOK 5742, PAGE 653, (R.O.D.C., TN), AND SAID IRON ROD (SET) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE EDWARD P. BINKLEY AND SARAH F. BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 5636, PAGE 458, (R.O.D.C., TN), N07°38'00"E, 2145.09' TO AN IRON ROD (FOUND) IN THE SOUTHERLY LINE OF THE H. DAVID HOLMES AND SUSAN H. HOLMES PROPERTY AS OF RECORD IN DEED BOOK 9948, PAGE 172, (R.O.D.C., TN), SAID IRON ROD (FOUND) BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY AND EASTERLY LINES OF THE H. DAVID HOLMES AND SUSAN H. HOLMES PROPERTY AS OF RECORD IN DEED BOOK 9948, PAGE 172, (R.O.D.C., TN) AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWO (2) COURSES:

THENCE, S82°21'15"E, 311.21' TO A CORNER FENCE POST (FOUND);

THENCE, N11°26'18"E, 90.75' TO A CORNER FENCE POST (FOUND) AT THE SOUTHWEST CORNER OF THE CHARLSIE STERRY HOLMES PROPERTY AS OF RECORD IN DEED BOOK 5500, PAGE 41, (R.O.D.C., TN);

THENCE, WITH THE SOUTHERLY LINE OF THE CHARLSIE STERRY HOLMES PROPERTY AS OF RECORD IN DEED BOOK 5500, PAGE 41, (R.O.D.C., TN), S83°15'54"E, 195.55' TO A CORNER FENCE POST (FOUND) AT THE NORTHWEST CORNER OF THE HUGH L. BINKLEY AND MARTHA C. BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 5008, PAGE 934, (R.O.D.C., TN), SAID CORNER FENCE POST (FOUND) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY LINE OF THE HUGH L. BINKLEY AND MARTHA C. BINKLEY PROPERTY AS OF RECORD IN DEED BOOK 5008, PAGE 934, (R.O.D.C., TN), S07°55'00"W, 3057.57' TO THE POINT OF BEGINNING.

CONTAINING 27.97 ACRES, MORE OR LESS.