WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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

Bill Garrett Davidson County
Batch# 132449 DEEDWARR
08/24/2018 08:25:16 AM 6 pgs
Fees: $33.00 Taxes: $651.20

20180824-0083885

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)
Suggs Revocable Living Trust, dated February 5, 2015, Horace Michael Suggs and Nona Rhea Suggs, Trustees	new owner	
(NAME)	(NAME)	
2587 Plumnelly Lane		**01600002200, 01600005400**
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD PAUL BINKLEY AND CHRIS BINKLEY AND CHERYL MCGUIRE AND ADA PAULETTE SPENCER AND MARK BRACHEY AND BARBARA RUTH JONES AND TURNER BINKLEY AND LOUISE BINKLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUGGS REVOCABLE LIVING TRUST, DATED FEBRUARY 5, 2015, HORACE MICHAEL SUGGS AND NONA RHEA SUGGS, TRUSTEES,** hereinafter called the Grantee(s), his/her/its/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.

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. 20180824-0093982 and Affidavit of Heirship dated 7/12/18 and recorded 20180824-0083883 in Instrument No 20180824009 3883, 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: **2189 Union Hill Rd (Tract #1), 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 my/our hand(s) this the 12th 15th DAY OF JULY, 2018.

Edward Paul Binkley
Edward Paul 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

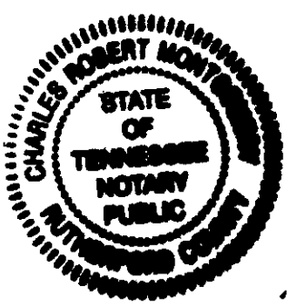
Louise Binkley
Louise Binkley

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 12 of July, 2018.

Charles Robert Montgomery
Notary Public
My Commission Expires: 8/16/2020
(SEAL)

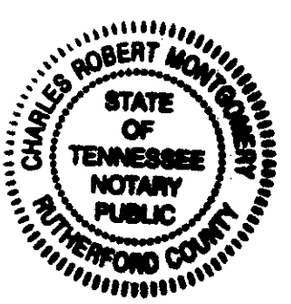


STATE OF Tennessee
COUNTY OF Warren

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 15 of July, 2018.

Charles Robert Montgomery
Notary Public
My Commission Expires: 8/16/2020
(SEAL)



STATE OF Tennessee
COUNTY OF Warren

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 15 of July, 2018.

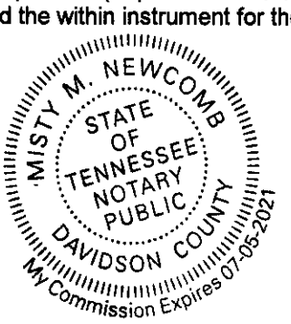
Charles Robert Montgomery
Notary Public
My Commission Expires: 8/16/2020
(SEAL)



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.

Witness my hand and official seal, this the 12th of July, 2018.

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

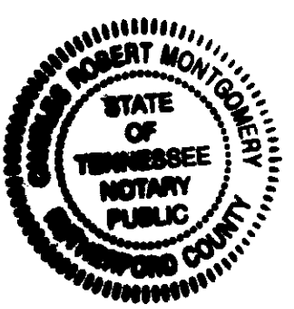


STATE OF Tennessee
COUNTY OF Davidson

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 12 of July, 2018.

Charles Robert Montgomery
Notary Public
My Commission Expires: 8/16/2020
(SEAL)

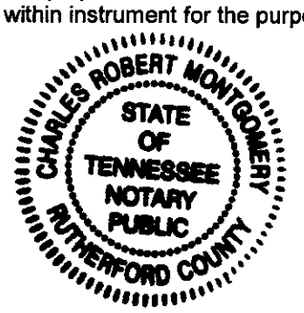


STATE OF Tennessee
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TURNER 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 15 of July, 2018.

Charles Robert Montgomery
Notary Public
My Commission Expires: 8/16/2020
(SEAL)



STATE OF Tennessee
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUISE 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 15 of July, 2018.

Notary Public
My Commission Expires: 8/16/2020
(SEAL)



EXHIBIT "A"

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 NORTHWEST CORNER OF THE HUGH L. BINKLEY AND MARTHA C. BINKLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20050519-0056702 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO 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 INSTRUMENT NO. 20050519-0056702, (R.O.D.C., TN) AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING THREE (3) COURSES:

THENCE, S07°55'00"W, 530.28' TO AN AXLE (FOUND);

THENCE, S86°39'20"E, 237.19' TO AN IRON ROD (FOUND);

THENCE, S19°23'45"W, 230.73' TO A CORNER FENCE POST (FOUND), SAID CORNER FENCE POST (FOUND) BEING THE NORTHEAST CORNER OF THE FRANCIS WILLIAM GRAY, JR. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20130513-0047896, (R.O.D.C., TN), AND SAID CORNER FENCE POST (FOUND) ALSO 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, 567.36' TO AN IRON ROD (SET), SAID IRON ROD (SET) BEING THE SOUTHWEST 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, N15°23'25"E, 703.11' TO AN IRON ROD (SET);

THENCE, N64°40'56"E, 160.78' TO AN IRON ROD (SET);

THENCE, N57°54'46"E, 107.90' TO AN IRON ROD (SET) IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID IRON ROD (SET) BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH THE SOUTHERLY MARGIN OF UNION HILL ROAD AND WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°18'57", A RADIUS OF 871.74',

AN ARC LENGTH OF 126.52', A CHORD BEARING OF S24°42'30"E, AND A CHORD LENGTH OF 126.41' TO THE POINT OF BEGINNING.

CONTAINING 6.86 ACRES, MORE OR LESS.

Being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Book _____, Page _____ or Instrument No. _____, Register's Office for said County.