aren Y Johnson Davidson County
atch# 137327 DEEDWARR
/05/2018 02:52:28 PM 2 pgs
ees: $13.00 Taxes: $906.50

20180905-0087968

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

W-FSBO-18-6917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

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)
Allison Berger and Robert Berger	**New Owner**	
(NAME) **6917 Old Hickory Boulevard**	(NAME)	**039-00-0-151.00**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS)	
(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, **DAWN BINKLEY, UNMARRIED AND JOHN LEFAVOUR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON BERGER AND ROBERT BERGER, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being described as follows:

Situated in the 14th Civil District on the north side of Old Hickory Boulevard, and beginning at a point in the center of Old Hickory Boulevard, Matt Smith's southwest corner, and the southeast corner of the tract herein conveyed; thence with the center of said Old Hickory Boulevard, in a westerly direction 666 feet to a point in the center of said Old Hickory Boulevard; thence in a northerly direction 156 feet to a point; thence in a northeasterly direction, 330 feet to a point; thence in a northerly direction 369 feet to a point in Marshall's line; thence in an easterly direction, with Marshall's line, 690 feet to a point in Marshall's line and Matt Smith's northwest corner; thence in a southerly direction with Matt Smith's west line, 528 feet to the point of beginning, containing an estimated 9.8 acres, more or less.

Being the same property conveyed to Dawn Binkley, unmarried and John Lefavour, married, as joint tenants with right of survivorship by Quitclaim Deed from Dawn Binkley, unmarried of record in Instrument No. 20150209-0011620, Register's Office for Davidson County, Tennessee, dated February 3, 2015 and recorded on February 9, 2015.

The herein described property is not now nor ever has been the principal place of residence of the said John LeFavour or his spouse herein.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6917 Old Hickory Boulevard, Whites Creek, Tennessee 37189**.

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 31st DAY OF AUGUST, 2018.

Dawn Binkley by Laura Mitchell, Attorney-in-fact
Dawn Binkley by Laura Mitchell,
Attorney in Fact

John LeFavour by Laura Mitchell, Attorney-in-fact
John LeFavour by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAWN BINKLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said DAWN BINKLEY.

Witness my hand and official seal, this the 31st of August, 2018.

Jordan V. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN LEFAVOUR, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN LEFAVOUR.

Witness my hand and official seal, this the 31st of August, 2018.

Jordan V. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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