This document prepared from information furnished by the parties and no title search was performed

PREPARED BY:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste. B
Goodlettsville, TN 37072

Karen Y Johnson Davidson County
Batch# 162386 **DEEDQC**
11/19/2018 02:19:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181119-0113793

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9TH DAY OF NOVEMBER, 2018

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL)

MARY BIRTHRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 08-20-2019

ADDRESS NEW OWNER:
ELTON BINKLEY
917 Havenhill Drive
Nashville, TN 37217

SEND TAX BILLS TO:
SAME AS NEWE OWNER

TAX MAP/PARCEL NO
002 00 0 077.00
003.00.1 010.01
002 00 0 011.00
43-7-62

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, **EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY,** by these presents do hereby quitclaim and convey unto **ELTON BINKLEY AND EDWARD G. BINKLEY, JR., AS TENANTS IN COMMON, WITH A LIFE ESTATE RETAINED BY EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY,** all of our right, title and interest in and to the following described parcel of land in Davidson County, Tennessee, to-wit:

SEE EXHIBIT 'A' FOR COMPLETE LEGAL DESCRIPTION

EDWARD G. BINKLEY AND EDWARD C. BINKLEY BEING ONE AND THE SAME PERSON.

BETTY L. BINKLEY AND BETTY NORRIS BINKLEY BEING ONE AND THE SAME PERSON.

Said property is hereby conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand and seal on this the 9th day of November, 2018.

Edward G Binkley
EDWARD G. BINKLEY

BETTY L. BINKLEY

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **EDWARD G. BINKLEY AND WIFE, BETTY L. BINKLEY**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained as THEIR free act and deed.

Witness my hand and official seal, at office, on this the 9th day of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

EXHIBIT "A"

TRACT NO. 1:
A tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described according to a survey made by James L. Murphy, Jr., Surveyor, dated October 27, 1961, as follows, to-wit:

BEGINNING in the westerly margin of the right-of-way of U.S. Highway 41E at an iron pin located 222.45 feet, more or less, south of the intersection of the city limits of Ridgetop and said right-of-way, and located 33.7 feet from the edge of the pavement of said highway; running thence with margin of said right-of-way in a curve to the left, having a radius of 686.62 feet, 110.22 feet to an iron pin; located 33.7 feet from said pavement; thence South 64° 50' West 176.70 feet to an iron pin: thence North 25° 10' West 110 feet to an iron pin; thence North 64° 50' East 181.32 feet to the beginning.

Being the same property conveyed to Edward G. Binkley and wife, Betty L. Binkley by deed from Mary Frances Jones of record in Book 5170, page 369, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
A tract of land in the 10th Civil District of Davidson County , Tennessee, and described as follows:

BEGINNING at an iron pin in the westerly right-of-way of U.S. Highway 41E, same being 97 feet, more of less, south of the intersection of the city limits of Ridgetop, thence with said right-of-way in a curve to the left having a radius of 686.62 feet, 125.00 feet to the corner of the Binkley tract, thence leaving said right-of-way S 54° 39' W 181.32 feet to a point, thence S 35° 21' E 110.00 feet to a point, thence N 54° 39' E 76.70 feet the a point in the westerly margin of U.S. Highway 41E, thence with said right-of-way, in a curve to the left having a radius of 686.62 feet, 163.50 feet to a point, thence leaving said right-of-way S 56° 53' W 531.40 feet to a point, thence N 14° 57' W 125.46 feet to a point, thence N 11° 56' E 537.58 feet to a locust tree, thence N 87° 31' E 215.56 feet to the point of beginning, containing 3.77 acres, more or less.

Being the same property conveyed to Edward C. Binkley and wife, Betty L. Binkley by deed from Melba Jean Gilliam of record in Book 5643, page 458, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a concrete monument in the southwest margin of U.S. Highway 41, said monument being South 60 degrees 00'00" West, 8.32 feet from the southeast corner of Edward C. Binkley property (Deed Book 5643, Page 458, Register's Office for Davidson County, Tennessee), and being the most northeasterly corner of the herein described tract, thence with the margin of said Highway South 15 degrees 37' 42" East, 365.54 feet to a concrete monument; thence South 20 degrees 08' 09" West, 140.60 feet to a concrete monument; thence South 29 degrees 58' 48" East, 70.36 feet to a concrete monument; thence North 76 degrees 52' 26" East, 204.97 feet to a concrete monument; thence South 29 degrees 35' 51" East, 350.47 feet to a concrete monument; thence South 49 degrees 35' 50" East, 42.00 feet to a concrete monument; thence South 36 degrees 30' 00" East, 145.14 feet to a concrete monument; thence South 47 degrees 36' 00" West 70.00 feet to a concrete monument; thence South 47 degrees 49' 20" East, 156.45 feet to a set iron pin corner to Shepard&Arnold (Deed Book 7658, Page 722, Register's Office for Davidson County, Tennessee); thence leaning said margin with said Shepard's northeast line North 63 degrees 00' 19" West, 1127.13 feet to an existing iron post; thence North 14 degrees 10' 56" West, 330.94 feet to an existing iron post; thence North 59 degrees 02'45" East, 518.79 feet to the point of beginning containing 9.55 acres, more or less.

Being the same property conveyed to Edward C. Binkley and wife, Betty L. Binkley by deed from Henry Harold Gilliam and wife, Betty L. Binkley of record in Book 8010, page 624, Register's Office for Davidson County, Tennessee.

TRACT NO. 4:
A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 36 of an unrecorded plan in Block 13 of a recorded plan in Book 1130, page 37, R.O.D.C., known as the Anderson Estates. Said Lot begins at a point on the southerly margin of Roosevelt Ave. at iron pin; thence running southwardly along the westerly margin of Myatt Drive 84.11 feet to the corner of Lots 36 and 35; thence with line between Lots No. 36 and 35 westwardly 136 feet to the common corner of Lots No. 66,65,35 and 36; thence with line between Lots No. 65 and 36 northwardly 70.3 feet the southerly margin of Roosevelt Avenue; thence with said Avenue eastwardly 115.67 to the beginning.

Being the same property conveyed to Betty Norris Binkley and husband, Edward G. Binkley by deed from Mrs. Artie Norris (a widow) of record in Book 4592, page 445, Register's Office for Davidson County, Tennessee.