RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911587

WARRANTY DEED

Karen Johnson Davidson County
Batch# 213136 **DEEDWARR**
04/03/2019 09:21:10 AM 2 pgs
Fees: $13.00 Taxes: $782.18

20190403-0030034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2019.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio L. Smith and wife, Ashley N. Smith 1729 Londonview Place Antioch, TN 37013	Same address as new owner	151-10-0-A-183.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Eleven Thousand Four Hundred and 00/100 Dollars ($211,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LAURA WOOD A/K/A LAURA HOLLIS -WOOD AS EXECUTRIX OF THE ESTATE OF FRANCIS L. BINKLEY (AKA FRANCES L. BINKLEY)**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANTONIO L. SMITH AND WIFE, ASHLEY N. SMITH**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 151, on the plan of Phase Two, Villages of Long Hunter, PUD, as shown by plat appearing of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frances L. Binkley, unmarried, by Warranty Deed from Ole South Properties, Inc., dated 6/20/2003, recorded 7/1/2003, of record in Instrument No. 20030701-0091124, in the Register's Office for Davidson County, Tennessee. The said Francis L. Binkley has since died on March 21, 2018.

Property further conveyed to the estate of Francis L. Binkley pursuant to probate case 18 P 659 in the Seventh Circuit Court of Davidson County, TN Probate division by and through the will and codicil recorded April 11, 2018 as part of the above styled probate case in the office of the County Court Clerk of Davidson County, TN with Laura Wood a/k/a Laura Hollis -Wood as Executrix.

The address of the herein described property is believed to be 1729 Londonview Place, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of March, 2019.

THE ESTATE OF FRANCIS L. BINKLEY

(AKA FRANCES L. BINKLEY)

LAURA WOOD A/K/A LAURA HOLLIS -WOOD AS EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Laura Wood a/k/a Laura Hollis -Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix of The Estate of Francis L. Binkley (aka Frances L. Binkley, the within named bargainor and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by herself as, Executrix.

WITNESS my hand and seal, this the 28th day of March, 2019.

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/16/22