WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

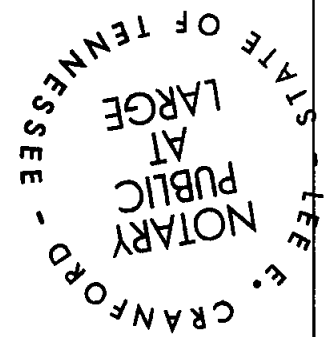
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)



Karen Johnson Davidson County
Batch# 245096 **DEEDWARR**
06/18/2019 12:39:44 PM 2 pgs
Fees: $13.00 Taxes: $333.00

20190618-0058680

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yvette Guindi 422 Treemont Dr. Clarksville, TN 37043-2873	NEW OWNER	105-03-0-134

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bayron E. Binkley, Jr., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Yvette Guindi, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southern part of Lot No. 405 in Maury and Claiborne Addition to Nashville, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County.

Said part of Lot 405 fronts 30 feet on the east side of Wharf Avenue and extends back between parallel lines and with the northerly line of Perkins Street 150 feet to an alley.

Being the same property conveyed to Bayron E. Binkley, Jr by Warranty Deed from Cheryl E. Green, unmarried, dated 03/20/2017 and recorded 03/21/2017, of record in Instrument No. 201703210027390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 39 B Wharf Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the

said GRANTEES 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 GRANTEES, 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 17th day of June, 2019.

Bayron E. Binkley, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bayron E. Binkley, Jr. with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 17th of June, 2019.

Notary Public

My Commission Expires: 1/6/2020

(SEAL)

- LEE E. CRANFORD - NOTARY PUBLIC AT LARGE STATE OF TENNESSEE