Karen Johnson Davidson County
Batch# 250375 DEEDWARR
06/28/2019 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20190628-0063093

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Montgomery) COUNTY OF Tennessee) The actual consideration or value, whichever is greater, for this transfer is: $409,900.00 Affiant Subscribed and sworn to before me, this 27 day of June, 2019.. Notary Public My Commission Expires: 9-13-22

KATRINA WALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

-

WARRANTY DEED

Address New Owner: Ashley Marie Clennan & Anthony Rucker Clennan 3608 Fairmeadows Ct Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 180-04-0B-120.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEMETRIAS BINKLEY, A MARRIED PERSON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ASHLEY MARIE CLENNAN AND ANTHONY RUCKER CLENNAN, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 130, as shown on the map entitled Final Plat of Brookview Forest, Phase IV Subdivision, of record in Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEMETRIAS BINKLEY, by deed from MARIO RAMIRO SEBREE AND JULIE SEBREE, FORMERLY KNOWN AS JULIE BEKAR, HUSBAND AND WIFE, of record in Instrument No. 20180824-0084289, dated August 28, 2018, said Register's Office.

Subject property has never been the primary residence of Grantor's spouse or dependants.

This is improved property commonly known as: **3608 Fairmeadows Ct, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2019.

DEMETRIAS BINKLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEMETRIAS 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of June 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER