Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Debra Lee
Affiant

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

Subscribed and sworn to before me, this 3rd day of July, 2019.

Carol M Holmes
Notary Public
My commission expires: 3/31/20

02-1905-50678

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Odell Regg Binkley 6111 Benders Ferry Rd. Mt. Juliet, TN 37122	Same	064-12-0-A-128.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Melanie Cooper, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Odell Regg Binkley,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 128, on the Plan of Section One, Fox Run Condominium Apartments, as established by the Master Deed of record in Book 4956, Page 582; Book 6370, Page 817; Book 8510, Page 92; and Book 8510, Page 95, and as shown on the plan of record in Book 4860, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melanie Cooper by deed from Alan K. Hale and wife, Nancy Hale, dated March 12, 2016, recorded February 22, 2016, of record in Instrument No. 20160222-0016282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **128 Saddle Tree Court, Hermitage, TN 37076.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 253866 DEEDWARR
07/08/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $636.40
20190708-0066418

WITNESS my hand this 3rd day of July, 2019.

Melanie Cooper

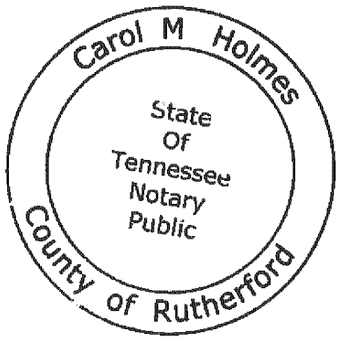
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Melanie Cooper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3rd day of July, 2019.

Notary Public

My Commission expires: 3/31/20



True Copy Certification

I, Carol M. Holmes, 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.

Carol M Holmes

Carol M. Holmes

State of Tennessee
County of Williamson

Personally appeared before me, Debra Loe, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Loe

Debra Loe, Notary Public

My Commission Expires: _____

