Karen Johnson Davidson County Batch# 268646 DEEDWARR 08/08/2019 10:29:30 AM 3 pgs Fees: $18.00 Taxes: $650.83 20190808-0079030 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $175,900.00. Affiant Subscribed and sworn to before me, this 6th day of August, 2019. Notary Public My commission expires: 4-19-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Eric Binkley and Vicki Binkley	**Eric Binkley and Vicki Binkley**	**109-05-0B-804.00**
3535 Bell Road, 804	**3535 Bell Road, 804**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert Wade Green, widow

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Eric Binkley and Vicki Binkley, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit 804, WILLIAMS BEND TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS Condominiums, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021216-0154761, as supplemented by Instrument Nos. 20030529-0072377 and 20030930-0144058, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert Wade Green, married, by Warranty Deed from 70 South Associates, a Tennessee limited liability company, of record in Instrument No. 20041115-0136555, in the Register's Office of Davidson County, Tennessee, dated November 09, 2004 and recorded on November 15, 2004.

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This is improved property known as **3535 Bell Road, 804, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee..

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of August, 2019.

Robert Wade by Ryan Fogarty his Attorney in fact

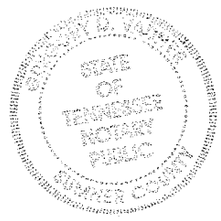
Robert Wade Green by Ryan Fogarty his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ryan Fogarty** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Robert Wade Green** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for **Robert Wade Green,** and is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal this 6th day of August, 2019.

Notary Public
My Commission Expires: 4-17-23



SolomonParks File No. 19-000199-526

SP 11/2015

True Copy Certification

I, **Kelly Dorsey**, 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.

Kelly Dorsey
Signature

State of Tennessee
County of Rutherford

Personally appeared before me, **Danielle Marie Crane**, a notary public for this county and state, **Kelly Dorsey** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Danielle Marie Crane
Notary's Signature

My Commission Expires: 4/18/21
Notary' Seal (if on paper)

