Karen Johnson Davidson County
Batch# 282605 DEEDWARR
09/09/2019 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20190909-0090715

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $206,000.00.

Affiant

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Subscribed and sworn to before me this 6th day of September, 2019.

Notary Public
My Commission Expires: 6/24/21

2019-198

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Vida Khastar | F&M Bank | |
| 2020 Pinecrest Drive | 10 Cadillac Drive, Suite 100 | 162-09-0D-033.00-CO |
| Nashville, TN, 37211 | Brentwood, TN 37027 | |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Angela Bingemer and Kenneth Bingemer, wife and husband,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Vida Khastar, unmarried woman**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Pinecrest Townhomes, a Planned Unit Development, a Horizontal Property Regime of record in Exhibit "A-2" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20081230-0123641, as amended in 20120328-0026504, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Angela Bingemer and Kenneth Bingemer, husband and wife by Warranty deed from Sandra Cantrell, married of record in Instrument No. 20170919-0095770 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on September 19, 2017.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **2020 Pinecrest Drive, Nashville, TN 37211.**

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 our hands this 5th day of September, 2019.

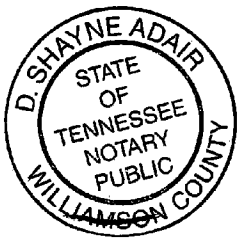
Angela Bingemer

Kenneth Bingemer

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Bingemer and Kenneth Bingemer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2019.




D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

## True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

