Karen Johnson Davidson County
Batch# 317556 DEEDWARR
11/19/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $995.12
20191119-0119544

WARRANTY DEED

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$268,950.00

Joseph Lyndon Bilyeu
Sherrie Tignor Bilyeu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
November 15, 2019

James A. Farley
Notary Public

MY COMMISSION EXPIRES : 5-26-20

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Jason Binkley**	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
(NAME) **706 Albany Dr**	(NAME)	075-08-0-063.00
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-EIGHT THOUSAND NINE HUNDRED FIFTY AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph Lyndon Bilyeu and Sherrie Tignor Bilyeu

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Binkley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 266 on the Plan of Tulip Grove, Section Four, as of record in Plat Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
Being the same property conveyed to Joseph Lyndon Bilyeu and Sherrie Tignor Bilyeu, husband and wife, by deed from Stephen Lynn Bilyeu, Beth Ann Bilyeu A/K/A Beth Ann Bilyeu-Schoenbackler, and Joseph Lyndon Bilyeu, divisees of Last Will and Testament of Bettye Ruth Bilyeu, dated July 24, 2013 and recorded in Instrument No 20130729-0078545 in the Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **706 Albany Dr, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **15th day of November, 2019.**

Joseph Lyndon Bilyeu

Sherrie Tignor Bilyeu

STATE OF Tennessee

COUNTY OF Davidson

On this 15th day of November, 2019, before me personally appeared Joseph Lyndon Bilyeu and Sherrie Tignor Bilyeu to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as the free act and deed of Joseph Lyndon Bilyeu and Sherrie Tignor Bilyeu.

Witness my hand at office on **15th day of November, 2019.**

Notary Public. My Commission Expires:
5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

ELECTRONIC CERTIFICATION PAGE

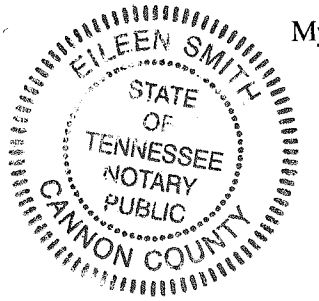
I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Rutherford

Personally appeared before me, Eileen Smith, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My commission expires: 8/27/22