THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26781	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2019. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Binkley	New Owner	MAP
3000 Hillsboro Pike #29		PARCEL 117-03-0A-029.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Steven Mikels and Susan Mikels, Joint Tenants**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. 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:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 29 on the Plan of Versailles Apartments, of record in Plat Book 5050, Page 80, as corrected by Surveyor's Certificate of Correction of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Versailles Apartments of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Steven Mikels and Susan Mikels, Joint Tenants by Warranty deed from Rajeswara Rao Arasada, a married man of record in Instrument No. 20151028-0109727 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 28, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 318504 DEEDWARR
11/22/2019 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20191122-0120911

This is () UNIMPROVED

(X) IMPROVED property known as **3000 Hillsboro Pike #29, Nashville, TN 37215.**

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 hand(s) this the 19th day of November, 2019.

Steven Mikels

Steven Mikels

Susan Mikels

Susan Mikels

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 **Steven Mikels** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of November, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Susan Mikels** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of November, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23