WARRANTY DEED

File #2020022850

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/18/23
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

B. Corwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 366474 DEEDWARR
03/04/2020 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20200304-0023756

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mallory J. Corwin	NEW OWNER	147.02-0-079.00
(NAME)	(NAME)	
305 Binkley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I/WE, **Mary G. Douglas, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mallory J. Corwin,** A Single person 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:

Lot No. 312 on the plan of Caldwell hall, Section 2, of record in Book 2900, Page 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot no. 312 fronts 100 feet on the westerly side of binkley Drive and extends back 114.4 feet on the northerly line and 119.5 feet on the southerly line to a broken line in the rear on which it measures 176.8 feet.

Being the same property conveyed to Mary G. Douglas, an unmarried woman by Quitclaim Deed from Mary G. Douglas, Trustee of the Thomas R. Douglas and Mary G. Douglas Revocable Living Trust, dated 04/10.2017 of record in Instrument No. 20170419-0038573, said Register's Office.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) any and all other matters of public record.

unimproved ☐
This is improved ☒ property, known as **305 Binkley Drive, Nashville,TN,37211**

(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 our hands this 28th day of February, 2020.

Mary G. Douglas by Matthew Wallace as her Attorney in fact

Mary G. Douglas by Matthew Wallace, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 28th day of February 2020, before me personally appeared Matthew Wallace, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the he is the attorney-in-fact of Mary G. Douglas and is authorized by him/her and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument NO. 202003040023755 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at this 28th day of February, 2020.

Vanessa E. Allen

Notary Public

Commission expires:

8/22/22

Vanessa E. Allen Rutherford County STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, AnaMaria Willingham, 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.

AnaMaria Willingham

State of Tennessee
County of Williamson

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

Carol M Holmes, Notary Public

My Commission Expires: 3/31/20

