Karen Johnson Davidson County
Batch# 387842 DEEDWARR
04/17/2020 03:52:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20200417-0040771

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$330,000.00** (Three Hundred Thirty Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of April, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(NOTARY SEAL)
My Comm. Expires June 26, 2021

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lisa Dianne Mays 3811 Barlow Drive Nashville, TN 37211	New Owner	14809003200

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, I/WE, **CAROLYN A. BINKLEY, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LISA DIANNE MAYS, A SINGLE WOMAN** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 67 on the Plan of Haywood Heights, Section II, as of record in Book 2663, page 13, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to George R. Binkley and wife, Carolyn A. Binkley by deed from Jacqueline M. Jones, unmarried, of record in Book 9888, Page 393, Register's Office for Davidson County, Tennessee. And further conveyed to Carolyn Ann Binkley by quitclaim deed from George Robert Binkley of record in Instrument No. 20180313-0023412, dated March 7, 2018 and recorded March 13, 2018, Register's Office for Davidson County, Tennessee.

Carolyn A. Binkley and Carolyn Ann Binkley are one and the same person.

Being also known as 3811 Barlow Drive, Nashville, Tennessee 37211.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3811 BARLOW 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020035523

WITNESS, this 15th day of April, 2020

Carolyn A. Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carolyn A. Binkley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of April, 2020.

JEFFREY M. GRISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission Expires: My Commission Expires SEPT. 7, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

LTSR Number:

GTE File: 2020035523