WARRANTY DEED

Karen Johnson Davidson County
Batch# 467257 **DEEDWARR**
08/31/2020 03:01:55 PM 2 pgs
Fees: $13.00 Taxes: $1,713.10

20200831-0098743

G-BLR-20-913-A

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Davidson and Emily Hawarah	**People's Home Equity, Inc.**	
(NAME) **913 A Cahal Ave**	(NAME) **5205 Maryland Way, Suite 100**	**072-09-4D-001.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH BINER AND CYNTHIA BINER, HUSBAND AND WIFE AND EMILY RENEE BINER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN DAVIDSON AND EMILY HAWARAH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 913A on the Plan of Homes at 913 Cahal Avenue, a Horizontal Property Regime With Private Elements of record in the Declaration of Covenants, Conditions and Restriction in Instrument No. 20160920-0099112, to which Plat is attached as Exhibit B, and By-Laws attached as Exhibit C, 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 Kenneth Biner and Cynthia Biner, husband and wife and Emily Renee Biner, an unmarried woman, all as joint tenants with rights of survivorship by Warranty deed from Nelson Andrew Beck, a married man and Robert Pullen, a married man of record in Instrument No. 20170919-0096082 Register's Office for Davidson County Tennessee, dated September 15, 2017 and recorded on September 19, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsquent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20160920-0099112, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160920-0099112, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument No. 20160920-0099111, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **913 A Cahal Ave, Nashville, Tennessee 37206**.

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. 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 the 26th DAY OF AUGUST, 2020.

Kenneth Biner

Kenneth Biner

Cynthia Biner Emily Renee Biner
BY Kenneth Biner,
ATTORNEY IN FACT

Emily Renee Biner by Kenneth Biner,
Attorney in Fact

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

Witness my hand and official seal, this the 25th of August, 2020.

Kim K. Kelley
Notary Public
My Commission Expires: 02-12-2023
(SEAL)

KIM K. KELLEY
Notary Public, State of Texas
Comm. Expires 02-12-2023
Notary ID 124467521

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

Witness my hand and official seal, this the 25th of August, 2020.

Kim K. Kelley
Notary Public
My Commission Expires: 02-12-2023
(SEAL)

KIM K. KELLEY
Notary Public, State of Texas
Comm. Expires 02-12-2023
Notary ID 124467521

STATE OF TEXAS
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Biner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY RENEE BINER, and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY RENEE BINER.

Witness my hand and official seal, this the 25th of August, 2020.

Kim K. Kelley
Notary Public
My Commission Expires: 02-12-2023
(SEAL)

KIM K. KELLEY
Notary Public, State of Texas
Comm. Expires 02-12-2023
Notary ID 124467521

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212