This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO NEW OWNER:
Paul Odum
3087 Brandau
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 512965 DEEDWARR
11/10/2020 11:03:30 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20201110-0132269

MAP 086-00-0-353.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Binkley Family Investments, L.P., a Tennessee Limited Partnership** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Billy Crips, a ½ undivided interest, Paul Odum, a 1/4 undivided interest, and Sandra Hughes, a 1/4 undivided interest**, as tenants in common, herein after called the GRANTEE, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in the County of Davidson, State of Tennessee, and is described as follows: Being Lot 2, BINKLEY ROW, as shown on plat of record in Plat of record in Instrument No. 20030206-0016495, as amended in Instrument No. 20040414-0042285, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Binkley Family Investments, L.P., by Quitclaim Deed, dated February 1, 2017, from Binkley Family Investments, L.P., of record in Instrument No. 20170201-0010883, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3530 Central Pike, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BINKLEY ROW, as recorded in Instrument No. 20030206-0016495, as amended in Instrument No. 20040414-0042285.
Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20121203-0110586.
Easement for Right of Way, recorded in Book 565 Page 197.
Easement for Right of Way, recorded in Book 1174, Page 366.

Easement for Flowage, recorded in Book 2281, Page 177.
Easement for Right of Way recorded in Book 5972, Page 297.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11115, Page 441.
Easement for Right of Way, recorded in Instrument No. 20090713-0065235.
Notice of Limited Residential Use of record in Instrument No, 20060804-0095692 and 20060823-0104104, all of record in the Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind itself, its successors and assigns , 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.

WITNESS my hand this the 4th day of November, 2020.

Binkley Family Investments, L.P., a Tennessee Limited Partnership

Odell Binkley Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Odell Binkley, Jr** , with whom I am personally acquainted, and who acknowledged that himself as **General Partner of Binkley Family Investments, L.P., a Tennessee Limited Partnership**, with the authority to do so , executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of November, 2020.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $700,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of November, 2020.

NOTARY PUBLIC

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 5 day of November, 2020, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public -Caitlin Marie Smith

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021