**Prepared By & Return To:**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
20-0200

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 65,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of December, 2020

Notary Public

Commission Expires: 8-20-24

SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE KIM GILLESPIE MY COMMISSION EXPIRES AUGUST 20, 2024

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Graham Nichols<br>145 Hardaway Drive<br>Goodlettsville, TN 37072 | same as new owner | 033-08-0-106.0 |

Karen Johnson Davidson County
Batch# 528603 **DEEDWARR**
12/10/2020 09:49:31 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20201210-0144301

# 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,

**Leslie Shane Binnion, married**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Graham Nichols**

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:

Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Gatewood, Section 2, of record in Book 3700, Page 144-145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 350 front 77.1 feet on the westerly side of Hardaway Drive and runs back 202.3 feet on the northerly line and 205.7 feet on the southerly line, to a dead line in the rear on which it measures 73.97 feet.

BEING the same property conveyed to Leslie Shane Binnion by Warranty Deed from Stephanie L. Swafford, Heir-at-Law of the Estate of Edward Allen Swafford, dated 10/29/2020 and filed for record on 11/02/2020 in Instrument No. 20201102-0127899 and 20201102-0127900, in Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 145 Hardaway Drive Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of December, 2020.

Leslie Shane Binnion

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Leslie Shane Binnion** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 4th day of December, 2020.

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

