WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2021.

Claire H. Jenkins
Notary Public

COMMISSION EXPIRES: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 676941 DEEDWARR
07/14/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210714-0094933

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M & F Properties, LLC	NEW OWNER	160-03-0-053
(NAME)	M & F Properties, LLC (NAME)	
4908 A Wyoming Ave	4908 A Wyoming Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(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, **Joyce D. Peacock, Trustee of the Binkley Family Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M & F Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR, SUCCESSORS 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. 244 on the Plan of Haileywood Estates, Section 8-B of record in Plat Book 2854, page 148, Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly of Regent Drive at the common corner of Lots 244 and 245: thence with the line between said lots, westerly 246.8 feet to a point at the beginning of a curve being property conveyed to the State of Tennessee, by deed of record in Book 3703, page 343; thence with the same along said curve, southeasterly 92 feet to a point in the rear of Lot 244; thence southeasterly 100 feet to the common rear corner of Lots 243 and 244; thence with the line between said lots, northeasterly 278.7 feet to a point in the westerly margin of Regent Drive; thence with the same, northerly 77 feet to the point of beginning.

Being the same property conveyed to the Binkley Family Trust by Executor's Quitclaim Deed from Joyce Peacock and C. Edward Binkley, Co-Executor's of the Estate of Phoebe K. Binkley, filed for record on April 7, 2017 in Instrument No. 20170407-0034154, Register's Office for Davidson County, Tennessee.

For the purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5181 Regent Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37220 (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, successors 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, successors 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 13th day of July, 2021.

By: Joyce D Peacock, Trustee
Joyce D. Peacock, Trustee

State of Tennessee

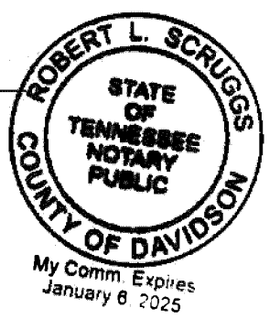
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Joyce D. Peacock**., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee under that certain Trust Agreement for the benefit of **Binkley Family Trust Agreement,** and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 13th day of July, 2021.

Robert L. Scruggs
Notary Public

Commission Expires: _____



TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/21.

Signature 07/13/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H. Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 13 day of July 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY