THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **310,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: January 8, 2024

(AFFIX SEAL)

R.L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 678798 **DEEDWARR**
07/19/2021 10:25:02 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210719-0096344

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Binkley Family Trust	New owner	MAP 142-05-0B-
8300 Sawyer Brown Road K301		PARCEL 056.00-CO
Nashville, TN 37221		
(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, **Ruth H. Johnson, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joyce D. Peacock, Trustee of The Binkley Family Trust**

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS, 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 a part of the Plan of River Plantation, Section Three, Condominium Apartments, of record in Book 4675, pages 75, 76 and 77, Register's Office for said County, the part hereby described being:

Unit No. K-301 S 3 on said Plan together with the Carport designated No. K-301-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three, Condominium.

Being the same property conveyed to Ruth H. Johnson, unmarried, by Warranty deed from Minnie Berlin, unmarried, and Bailey Berlin, unmarried of record in Book 8651, page 377, Register's Office for Davidson County, Tennessee, dated June 11, 1992 and recorded on June 12, 1992.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8300 Sawyer Brown Road K301, Nashville, TN 37221.**

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, their successors, heirs and assigns forever; and we do covenant with the said GRANTEE 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, their successors, 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 hand this the 16th day of July, 2021.

Ruth H. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ruth H. Johnson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargaino, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of July, 2021.

My Commission expires: Jan 8. 2024

Notary Public

R. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON