WARRANTY DEED

Karen Johnson Davidson County
Batch# 681822 DEEDWARR
07/22/2021 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210722-0098702

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURIE DANE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
COMM. EXPIRES 03/02/25

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tomy & Simon LLC, a Tennessee limited liability company	Tomy & Simon LLC, a Tennessee limited liability company	026-09-0-093.00
(NAME)	(NAME)	
513 Cunniff Ct	513 Cunniff Ct	
(ADDRESS)	(ADDRESS)	
Goodletsville, TN 37072	Goodletsville, TN 37072	
(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 considerations, the receipt of which is hereby acknowledged, we, **Bradley K. Binkley and Leslie W. Binkley, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tomy & Simon LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of a parcel marked "Reserved for Commercial Use" on the Map of Goodlettsville Heights Subdivision, Section Two, as of record in Book 1424, Pages 120 and 121, Register's Office for said County, and a part of an abandoned portion of old Moss Trail Road, described according to a survey made by Ernest Medlin, dated December 15, 1969, revised August 21, 1970, and revised February 27, 1971, as follows:

BEGINNING at a point on the easterly margin of Moss Trail Road, as widened, and relocated, the same being located North 1° 05' East and 60 feet from the northwest corner of Lot No. 43 on the Map of Goodlettsville Heights Subdivision, Section Two, as of record in Plat Book 1424, Pages 120 & 121, in the Register's Office for Davidson County, Tennessee; thence with the east margin of said Moss Trail Road North 1° 05' East 54.35 feet to the beginning of a curve to the right having a radius of 214.62 feet; thence northwesterly along said curve a distance of 68.3 feet to a point on the original west margin of Moss Trail Road (now closed); thence northeasterly along a curve to the right having a radius of 174.68 feet, a distance of 76.8 feet to a concrete monument; thence continuing northeasterly along a curve to the left having a radius of 30 feet, a distance of 15 feet to a point on the southwest margin of Two Mile Pike, as widened and relocated; thence along the margin of same, South 28° 16' East 80.55 feet to a point on the west line of the Louisville & Nashville Railroad property; thence with the west margin of same, South 12° 29' East 97.56 feet to a point; thence North 88° 58' West 153.67 feet to the point of beginning.

Being the same property conveyed to Bradley K. Binkley and wife, Leslie W. Binkley by Warranty Deed dated 07/07/2005 from Donald R. Harris and wife, Barbara J. Harris of record in Instrument 200507110079620, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 601 Rivergate Parkway, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), its successors and/or 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), its successors and/or 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 19th day of July, 2021.

Bradley K. Binkley

Leslie W. Binkley

State of Tennessee
County of Sumner

Personally appeared before me Bradley K. Binkley and Leslie W. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of July, 2021.

Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 105
Hendersonville, TN 37075

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 19, 2021.

J. Carlton Drumwright

July 19, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 19, 2021.

Notary

My Commission Expires: 12/18/22

