WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/01 16:22 2pgs
Fees:13.00 Taxes:277.50

20010712-0074537

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Paul Templet & Winnie Mae Templet	Jerry Paul Templet & Winnie Mae Templet	Map 164.00
(NAME)	(NAME)	
3511 Hamilton Church Rd.	3511 Hamilton Church Road	Parcel 60.01
(ADDRESS)	(ADDRESS)	
ANtioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, Thomas G. Pelleaux and wife, Kimberly J. L. Pelleaux a/k/a Thomas G. Pellaux and wife, Kimberly J. L. Pellaux, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Paul Templet and wife, Winnie Mae Templet, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a point in the center of Hamilton Church Road at the Northeast corner of the property conveyed to Robert Lee Victory and wife, of record in Book 3133, Page 418, Register's Office of Davidson County, Tennessee; thence South 7 degrees 30 minutes West, 610 feet; thence, South 22 minutes West, 339 feet; thence, South 87 degrees East to the Southwest corner of the property conveyed to Henry C. Fakes, Jr., and wife, of record in Book 3767, Page 267, said Register's Office; thence, North 5 degrees 30 minutes East, 858 feet, more or less, to the center of Hamilton Church Road; thence, with the center of the same, North 66 degrees 15 minutes West, 262.5 feet to the BEGINNING.

For source of title reference is hereby made to Book 11107, Page 947, Register's Office of Davidson County, Tennessee.

Subject to easement as shown of record in Book 5425, Page 271, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to the right-of-way of Hamilton Church road lying within the boundaries of the premises herein conveyed.

Letter from the Metropolitan Health Department regarding the sewage soil absorption system of record in Book 5425, Page 271, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 3511 Hamilton Church Road, Antioch, TN 37013
(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 GRANTEES, their heirs 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 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/our hand(s) this 28th day of June, 2001.

Thomas G. Pelleaux

Kimberly J. L. Pelleaux

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Thomas G. Pellaux and wife, Kimberly J. L. Pellaux, the within named bargainor(s), 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 Mt. Juliet, Tennessee this 28th day of June, 2001.

Commission expires: May 11, 2002

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

Delaina D. Davis Notary Public