WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/06 15:05 3 pgs
Fees:18.00 Taxes:603.10

20060410-0041184

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Anita Blackwell by
Affiant Connie B. Hardee/POA

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita V. Blackwell	Anita V. Blackwell	Map 142-7-C
(NAME) 234 Myhr Green	(NAME) 234 Myhr Green	Parcel 43 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) 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, WE, **RICHARD EDWARD TEMPLIN AND PATRICIA ANN GORDON AND THOMAS NEAL TEMPLIN AND GERALD LEROY TEMPLIN JR. AND STEVEN ETHELBERT TEMPLIN AND PATRICK THOMAS FINCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANITA V. BLACKWELL, UNMARRIED,** 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 Unit No. 43 of Ashley Green, a Condominium, of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee, and a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (T.C.A. 66-27-101 through 66-27-123, herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto of record in Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the Amendments to Master Deed for Ashley Green of record in Book 7482, page 312 and in Book 7467, page 279, said Register's Office, all to which reference is hereby made for a more complete and accurate description of said Unit.

TOGETHER with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said Unit and all other rights, powers, privileges and interests appertaining to said Unit pursuant to the Master Deed.

Being the same property conveyed to Bobbie M. Templin by deed from Rochford Realty and Construction Co., Inc., of record in Book 8601, page 545, said Register's Office. Bobbie M. Templin has since died. Richard Edward Templin and Patricia Ann Templin Hobbs and Thomas Neal Templin and Gerald LeRoy Templin, Jr. and Steven Ethelbert Templin and Patrick Thomas Finch are the devisees under the Will of Bobbie Marie Johnson Templin of record in Will Book 5975 / 2039647, Court Clerk's Office of the 7th Circuit Court of Davidson County, Tennessee, Probate Division. Bobbie Marie Johnson Templin was the same person as Bobbie M. Templin. Patricia Ann Templin Hobbs is now known as and is the same person as Patricia Ann Gordon. Gerald LeRoy Templin, Jr. is the same person as Gerald L. Templin. Steven Ethelbert Templin is the same person as Steven E. Templin.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 978, said Register's Office; (c) Master Deed and Bylaws of record in Book 7184, page 44, Book 7184, page 71, Book 7482, page 312 and Book 7467, page 279, said Register's Office; and (d) easements of record in Book 5374, page 511, Book 5407, page 643 and Book 6483, page 907, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 234 Myhr Green, Nashville, Tennessee 37221

(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 our hands this 10th day of April, 2006.

Thomas Neal Templin by Patrick T. Finch/POA

Thomas Neal Templin By Patrick T. Finch, Attorney in Fact

Gerald LeRoy Templin by Patrick T. Finch/POA

Gerald LeRoy Templin Jr. By Patrick T. Finch Attorney in Fact

Steven Ethelbert Templin by Patrick T. Finch/POA

Steven Ethelbert Templin, By Patrick T. Finch, Attorney in Fact.

Richard Edward Templin by Patrick T. Finch/POA

Richard Edward Templin By Patrick T. Finch, Attorney in Fact

Patricia Ann Gordon by Patrick T. Finch

Patricia Ann Gordon By Patrick T. Finch, Attorney in Fact

Patrick T. Finch

Patrick Thomas Finch

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 Patrick Thomas Finch, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2006.

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/08 DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2005, before me personally appeared Patrick T. Finch, to me known to be the person who executed the foregoing instrument on behalf of Thomas Neal Templin and Richard Edward Templin and Gerald LeRoy Templin, Jr. and Patricia Ann Gordon and Steven Ethelbert Templin and acknowledged that he executed the same as the free act and deed of Thomas Neal Templin and Richard Edward Templin and Gerald LeRoy Templin, Jr. and Patricia Ann Gordon and Steven Ethelbert Templin.

WITNESS my hand and seal this 10th day of April, 2005



Notary Public