# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brittany A. Temples | Countrywide Home Loans | 136030A02500CO |
| (NAME) | (NAME) | |
| 4000 Anderson Road, Apt. 25 | 3011 Armory Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37217 | Nashville, TN 37204 | |
| (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, Robert Karger, Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brittany A. Temples and husband, Travis L. Temples, 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:

A certain Condominium apartment in Davidson County, Tennessee, being Townhouse Number 25, Building 13, in a Horizontal Property Regime located on the plat of priest Lake Condominium Townhouses, Phase I, as of record in Plat Book 4460, Page 79, and revised in Plat Book 4460, Page 88, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Karger, Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement, by deed of record in Instrument No. 20060501-0049995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Road #25, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 06/19/07 13:33 2 pgs
Fees:13.00 Taxes:262.70
20070619-0073293

Witness my hand this 7th day of June, 2007.

Robert Karger, Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement

By: _____
Robert Karger, Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of June, 2007, before me, personally appeared Robert Karger as Successor Trustee of the Patricia Dundee Revocable Living Trust Agreement, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2007.

Commission expires:
72509

_____
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County

JUN. 5. 2007 2:55PM ADVANTAGE TITLE 615-777-2015 NO. 5923 P. 10