BILL GARRETT, Davidson County
Trans:T20100040727 DEEDWARR
Recvd: 07/02/10 11:04 2 pgs
Fees:13.00 Taxes:383.32
20100702-0052014

WARRANTY DEED

ET-10-1811

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,600.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Hamblin	Guaranty Trust Company	
409 Springview Drive (ADDRESS)	316 Robert Rose Drive (NAME) (ADDRESS)	095-11 141.01
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT A. TEMPLETON AND WIFE, BEVERLY A. TEMPLETON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL HAMBLIN, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Map of Clover-dale of record in Book 2133, page 9, Register's Office for said County. Said Lot No. 68 fronts 85 feet on the easterly side of Springview Drive and runs back 175 feet on the northerly line and 175.3 feet on the southerly line to a line at the rear, measuring 85 feet thereon.

Being the same property conveyed to Robert A. Templeton and wife, Beverly A. Templeton by Deed from Charles Jordan Stewart, Jr. and wife, Joyce R. Stewart, recorded on the 21st day of February 1973, in Book 4682, Page 294, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 409 Springview Drive, Nashville, Tennessee 37214
(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), their heirs and 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), 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 25th day of June, 2010.

Robert A. Templeton

Beverly A. Templeton

STATE OF Tennessee

COUNTY OF Wilson

On this the 25th day of June, 2010, before me personally appeared Robert A. Templeton and Beverly A. Templeton to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2010.

Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520