BILL GARRETT, Davidson County
Trans:T20100063375 DEEDWARR
Recvd: 10/06/10 13:43 2 pgs
Fees:13.00 Taxes:469.90
20101006-0080117

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $127,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2010. Notary Public My Commission Expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner As Follows: Thomas Anthony Templeman Terri Sue Templeman 100 Islandia Court East Nashville, TN 37217	Send Tax Bills To: MAGNA BANK 6525 QUAIL HOLLOW RD. #300 MEMPHIS TN 38120	Map-Parcel Number: 13606010000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDERICK J. BARTROM AND WIFE, PATRICIA A. BARTROM**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THOMAS A. TEMPLEMAN AND WIFE, TERRI SUE TEMPLEMAN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Priest Lake Park, Section 5, of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Frederick J. Bartrom and wife, Patricia A. Bartrom by deed from Kenneth E. McRae and wife, Linda McRae, of record as Instrument No. 20010806-0083492, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 4460, pages 174, 175 and 176, as corrected in Book 5007, page 216, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 4698, Page 969, Register's Office for Davidson County, Tennessee

This is improved property known as: **100 Islandia Court East, Nashville, TN 37217.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of September, 2010.

FREDERICK J. BARTROM

PATRICIA A. BARTROM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FREDERICK J. BARTROM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2010.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA A. BARTROM**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of September, 2010.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011