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Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110043960 DEEDWARR
Recvd: 07/21/11 08:11 2 pgs
Fees:13.00 Taxes:1413.22
20110721-0055741

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1105-47394

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $381,950.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2011.

Notary Public
My commission expires: April 12, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory P. Bonin 441 Caledonian Court Nashville TN 37211	Bank of America Home Loans 7105 Corporate Drive Plano, TX 75024	172-10-0-B-130

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas E. Temple and wife, Terry L. Temple, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gregory P. Bonin and wife, Angela M. Flingos, hereinafter called the Grantees, their successors 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 Lot No. 22 Phase Three, on the Plan of Christiansted Valley, of record in Instrument No. 20060316-0030458, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Temple and wife, Terry L. Temple by Quitclaim deed from Thomas Temple and wife, Terry Temple, dated February 7, 2007 recorded February 21, 2007 of record in Instrument No. 20070221-0021477, said Register's Office.

Being the same property conveyed to Thomas Temple and wife, Terry Temple, by deed from Turnberry Homes, LLC, a Tennessee limited liability company, dated January 31, 2007 recorded February 2, 2007 of record in Instrument No. 20070202-0014033, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 441 Caledonian Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of July, 2011.

Thomas E. Temple

Terry L. Temple

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas E. Temple and Terry L. Temple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of July, 2011.

Notary Public
State of Tennessee at Large

My Commission expires

April 12, 2015

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN