This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20120004406 DEEDWARR
Recvd: 01/19/12 09:57 3 pgs
Fees:18.00 Taxes:8510.00
20120119-0005221

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Barbara Templeton and husband, Philip Templeton,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Paul Gregory Hagood and wife, Barbara Francis Hagood** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 22 and 23 on the Plan of Ensworth, as of record in Plat Book 161, Page 136 and 137, Register's Office for said County, being Lot No. 1 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949 and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 524.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard; thence with the westerly margin of said Road, North 0 degrees 45 seconds East 115 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision, as of record in Book 547, Page 148, said Register's Office; thence with said line, South 0 degrees 45 seconds West 115 feet; thence South 89 degrees 15 seconds East 429.89 feet to the beginning.

Being the same property conveyed to Barbara Templeton and husband Philip Templeton by Deed from Merlin William Troy, Jr. and wife, Frances Ann Troy, dated 10/31/2007 and filed for record on 11/07/2007 in Instrument 200711070131313, Register's Office for Davidson County, Tennessee.

Map & Parcel: 11705002900

This property is known as: **811 Lynnbrook Rd., Nashville, TN 37215**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 12th day of January, 2012.

Barbara Templeton, Grantor

Philip Templeton, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara & Philip Templeton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of January, 2012.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Paul Gregory Hagood and wife, Barbara Francis Hagood	New Owner
811 Lynnbrook Rd.	
Nashville, TN 37215	

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$2,300,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12th day of January, 2012.

Affiant

Joey Sanders
Type or Print Name

(Seal) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

Notary Public

My commission expires:

W. William Davis
Type or Print Name