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:T20120022067 DEEDWARR
Recvd: 03/27/12 09:49 3 pgs
Fees:18.00 Taxes:488.40
20120327-0025870

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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, I, **Ryan Dehaven Templeton, the sole heir of the Estate of John Gilbert Templeton, Deceased,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Patricia Rae George**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being all of Unit No.28 on the plan of Lion's Head, of record in Plat Book 5200, Page 82, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to J. Gilbert Templeton by Deed from Gus G. Halliburton and spouse, Mary R. Halliburton, dated 02/09/2005 and filed for record on 02/14/2005 in Instrument 200502140016394, Register's Office for Davidson County, Tennessee.

Map & Parcel: 103150B02800CO

The said J. Gilbert Templeton died on 01/07/2011, leaving Ryan DeHaven Templeton the sole surviving heir.

This property is known as: **4487 Post Place #28, Nashville, TN 37205**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, including the provisions of the Tennessee Condominium Act, 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.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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 this the 23rd day of March, 2012.

Ryan DeHaven Templeton by Eleanor Templeton her Attorney-in-Fact

Ryan DeHaven Templeton by Eleanor Templeton her Attorney-in-Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eleanor Templeton with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for Ryan DeHaven Templeton and is authorized by Ryan DeHaven Templeton to execute this instrument on her behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 23rd day of March, 2012.

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

NOTARY PUBLIC

My Commission Expires:

1/21/13

Grantee(s) Name, Address:	Send Tax Statement To:
Patricia Rae George	New Owner
4487 Post Place, #28	
Nashville, TN 37205	

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 **$132,000.00** 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 23rd day of March, 2012.

Patricia Rae George
Affiant

Patricia Rae George
Type or Print Name

(Seal)

Notary Public

My commission expires:

3-30-15

Tisha C. Baldwin
Type or Print Name

DAVIDSON COUNTY, TENNESSEE ★ TISHA C. BALDWIN NOTARY PUBLIC AT LARGE ★