WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120042933 DEEDWARR
Recvd: 06/11/12 13:49 2 pgs
Fees: 13.00 Taxes: 1128.50

20120611-0050875

R-CBB-12-1656

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Kenneth E. Tempelmeyer
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-18-14

(AFFIX SEAL) PATRICK MOBLEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Tempelmeyer	new owner	
1656 Stokley Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		064-05-0-106.00
(CITY) (STATE) (ZIP)	(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, I/we MELANIE M. MOBLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH E. TEMPELMEYER AND MARGARET A. HAZEL, husband and wife, 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. 81 ON THE PLAN OF PHASE TWO, CLEVELAND HALL SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20020304-0026804, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MELANIE M. MOBLEY, UNMARRIED BY GENERAL WARRANTY DEED FROM CLEVELAND HALL, LLC, A TENNESSEE LIMITED LIABILITY OF RECORD AT INSTRUMENT NO. 20030306-0029845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 03, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20020304-0026804; BOOK 11725, PAGE 76, INSTRUMENT NO. 20050307-0024504, INSTRUMENT NO. 20051202-0144894, INSTRUMENT NO. 20060113-0005680 AND INSTRUMENT NO. 20071220-0146113; BOOK 11725, PAGE 110; BOOK 11720, PAGE 325; BOOK 10637, PAGE 38 AND BOOK 11725, PAGE 70; BOOK 7994, PAGE 173; BOOK 8068, PAGE 524; BOOK 8006, PAGE 677; BOOK 7844, PAGE 242; INSTRUMENT NUMBER 20030306-0029845; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1656 Stokley Lane, Old Hickory, Tennessee 37138
(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 31st day of May, 2012.

Melanie M. Mobley

STATE OF Tennessee
COUNTY OF Davidson

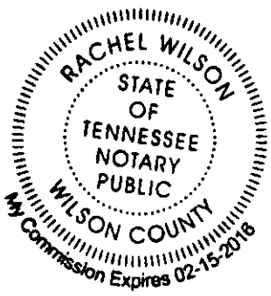
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie M. Mobley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2012.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903