WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/12 14:09 2 pgs
Fees:13.00 Taxes:314.50
20121221-0117976

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $85,000.00

Affiant

Subscribed and sworn to before me this 17 day of December, 2012

Notary Public
My Commission expires: 10/26/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 201 Nunley Drive Trust	SAME	133-12-0-153.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John R. Templeton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 201 Nunley Drive Trust,** its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 50, Nunley Drive, on the Plan of Valley View Meadows, Section III, as of record in Book 3700, Page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tulu T. Templeton and John R. Templeton by Deed from J.D. Jones and wife, Linda Jones on August 23, 1973 of record in Book 4741, page 107, Register's Office for Davidson County, Tennessee. And further conveyed to Tulu T. Templeton, creating an estate in fee simple by Quitclaim Deed of record in Book 5158, page 608, said Register's Office. The said Tulu T. Templeton being one and the same as Taffy Tulu Templeton, having died testate on December 9, 2011, a resident of Davidson County, Tennessee. Last Will and Testament was admitted to Probate on March 27, 2012 at Cause No. 129-494 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Devisee under said Will being John R. Templeton.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 3700, page 93, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4065, page 227; Book 3673, Page 439; Book 3770, Page 214 and Book 4082, Page 106, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3182, Page 261; Book 3498, Page 196 and Book 3504, Page 80, Register's Office for Davidson County, Tennessee.

This is improved property known as: **201 Nunley Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 17, 2012.

John R. Templeton

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Madison

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John R. Templeton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 17, 2012

My Commission expires 9-9-16

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15