Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, TN 37075
615-448-6494
12-0963S

BILL GARRETT, Davidson County
Trans:T20130003515 DEEDWARR
Recvd: 01/14/13 10:18 2 pgs
Fees:13.00 Taxes:255.30
20130114-0004135

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1002**

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/08/2013**, by and between **Travis L Temples and Brittany A Temples, husband and wife**, parties of the first part, and **Bryan G. Rubio, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain condominium apartment in Davidson County, Tennessee, Being Townhouse Number 25, Building 13 in a Horizontal Property Regime located on the plat of Priest Lake Condominium Townhouses, Phase I, as of record in Plat Book 4460, Page 79, and revised in Plat Book 4460, page 88, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Brittany A. Temples and husband, Travis L. Temples by deed from Robert Karger, Successor Trustee of The Patricia Dundee Revocable Living Trust Agreement contained of record as Instrument No. 20070619-0073293, said Register's Office.

This conveyance is made subject to all restrictions and easements of record

Parcel ID # **136-3a-25co**
- [x] Improved OR
- [ ] Unimproved property located at: **4000 Anderson Rd. Apt 25, Nashville, TN 37217**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Travis L Temples

Brittany A Temples

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Travis L Temples and Brittany A Temples** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 8th day of January, 2013..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Bryan G. Rubio**

and Address: **4000 Anderson Rd. Apt 25, Nashville, TN 37217**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bryan G. Rubio
4000 Anderson Road, Apt 25
Nashville, TN 37217

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$69,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 8th day of January, 2013..

Notary Public

My Commission Expires: 3/1/2016

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY