BILL GARRETT, Davidson County
Trans:T20130063151 DEEDWARR
Recvd: 07/24/13 14:35 2 pgs
Fees:12.00 Taxes:0.00

20130724-0076653

	STATE OF TN COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $0.00 Taxes were collected with transfer of record in Instrument No. 20110721-0055741. Affiant Subscribed and sworn to before me, this 23rd day of July, 2013. Notary Public My commission expires:
(Notary Stamp)	

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright
256 Seaboard Lane, Suite G104
Franklin, TN 37067

CORRECTIVE WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory P. Bonin	**This is a Corrective Deed only.**	**172-10-0-B-130**
441 Caledonian Court		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas E. Temple and Terry L. Temple, as Trustees of the Temple Living Trust dated April 11, 2005 and any amendments thereto

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory P. Bonin and wife, Angela M. Flingos

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 22, Phase Three, on the Plan of Christiansted Valley, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas Temple and wife, Terry Temple from Turnberry Homes, LLC, by Special Warranty Deed, of record in Instrument No. 20070202-0014033, Register's Office for Davidson County, Tennessee.

Thomas Temple and Terry Temple subsequently conveyed their interest in said property to Thomas E. Temple and Terry L. Temple, as Trustees of the Temple Living Trust dated April 11, 2005 and any amendments thereto, by Quitclaim Deed, of record in Instrument No. 20070221-0021477, Register's Office for Davidson County, Tennessee.

This Corrective Warranty Deed is made for the purpose of correcting the granting entity in General Warranty Deed of record in Instrument No. 20110721-0055741, Register's Office for Davidson County, Tennessee.

This is property known as 441 Caledonian Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 19th day of July, 2013.

Thomas E. Temple TTEE

Thomas E. Temple, as Trustee of the Temple Living Trust dated April 11, 2005

Terry L. Temple, Tee

Terry L. Temple, as Trustee of the Temple Living Trust dated April 11, 2005

STATE OF SC

COUNTY Beaufort

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas E. Temple and Terry L. Temple**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that the are the Trustees of the Temple Living Trust dated April 11, 2005, and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of July, 2013.

Suzanne R. Tomlinson

Notary Public

My Commission Expires: 06/05/2016

SUZANNE R TOMLINSON NOTARY PUBLIC SOUTH CAROLINA