NEW OWNER:

Barbara Templeton
6319 Saint Henry Drive
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0812

Map 129

Group 12-0

Parcel 921.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130072128 DEEDWARR
Recvd: 08/21/13 09:17 3 pgs
Fees:18.00 Taxes:906.50
20130821-0087974

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Five Thousand and 00/100 Dollars ($245,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ABBA RUBIN and wife, CAROL RUBIN** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **BARBARA TEMPLETON, a married woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 215 on the Plan of Warner Park Valley, Section I as of record in Book 3600, pages 3, 4, and 5, Register's Office for said County, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Abba Rubin and wife Carol Rubin, by Warranty Deed from Stephen E. Green and wife Bettye A. Green, dated May 30, 1980, and of record in Book 5607, Page 682, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 6319 Saint Henry Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9th day of **August, 2013.**

Abba Rubin
ABBA RUBIN

By: Jessica Brooks, Attorney In Fact
Jessica Brooks, Attorney-In-Fact pursuant to Power Of Attorney of record in Book ✱, Page _____, ROCCT.

Carol Rubin
CAROL RUBIN

By: Jessica Brooks, Attorney In Fact
Jessica Brooks, Attorney-In-Fact pursuant to Power Of Attorney of record in Book ✱, Page _____, ROCCT.

✱20130821-0087973

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JESSICA BROOKS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **ABBA RUBIN AND CAROL RUBIN**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of August, 2013.

Christy Malone-Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-16-2015

CHRISTY MALONE-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**245,000.00**.

AFFIANT

Sworn to and subscribed to before me 9th day of **August, 2013**.

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY