BILL GARRETT, Davidson County
Trans: T20140032146 DEEDWARR
Recvd: 05/09/14 08:41 2 pgs
Fees: 13.00 Taxes: 444.00

20140509-0039620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$120,000.00** (One Hundred Twenty Thousand).

Bradley Williams, Mbr.
AFFIANT

Subscribed to and sworn before me this 6th day of May, 2014.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES

(NOTARY SEAL)

My Commission Expires OCT 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Hidden Valley Properties, LLC 4706 Michigan Avenue Nashville, TN 37209	Hidden Valley Properties, LLC P. O. Box 40934 Nashville, TN 37204	09107025900

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **THOMAS A. TEMPLEMAN AND wife TERRI SUE TEMPLEMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **HIDDEN VALLEY PROPERTIES, LLC,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Lot Number 24, on the Plan of the Subdivision of The Lockhart Property not of record and being more particularly described according to a survey by S. R. Sanford, Civil Engineer, dated December 14, 1932, and a survey by Ernest Medlin, License Number 283, The Edge Group, P.O. Box 3447, Brentwood, Tennessee, 37024, Dated March 21, 2001, as follows:
Beginning on the Northerly margin of Michigan Avenue, 210 feet East of the easterly margin of 48th Avenue North, being the corner of Lot Numbers 24 and 25; thence with the line between said two (2) Lots, Northwardly 155 feet to the Southerly margin of an alley; thence with the same, Eastwardly 50 feet to the corner of lot numbers 23 and 24; thence with the line between two (2) said lots, Southwardly 155 feet to the Northerly margin of Michigan Avenue; thence with the same Westwardly 50 feet to the point of beginning.

Being the same property conveyed to Thomas A. Templeman and wife, Terri Sue Templeman by deed from Oakley Grove Properties of record in Instrument Number 20050801-0089679, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4706 MICHIGAN AVENUE** **NASHVILLE,TN37209**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number.

GTE File: 2014

WITNESS, this 6th day of May, 2014

Thomas A. Templeman

Terri Sue Templeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of May, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas A. Templeman and Terri Sue Templeman** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 6th day of May, 2014.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016